



Apartment Two-bedroom (3+kk)

€ 626 807 | CZK 15 830 000

76.4 m², Prague 2, Vinohrady, Varšavská





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|------------------|---|
| Total area | 82 m ² |
| Floor area* | 76 m ² |
| Balcony | 6 m ² |
| Parking | Possibility to rent a parking space in the autostacker directly in the building |
| Cellar | Yes |
| PENB | G |
| Reference number | 104620 |

This high-quality renovated classic apartment with a balcony is located on the 1st floor of a historic apartment building, in which a residence is being built that meets the current high standards for housing. The quality standard is complemented by an excellent location in Vinohrady, close to Havlíčkovy Sady Park and Peace Square, within quick reach of the city center.

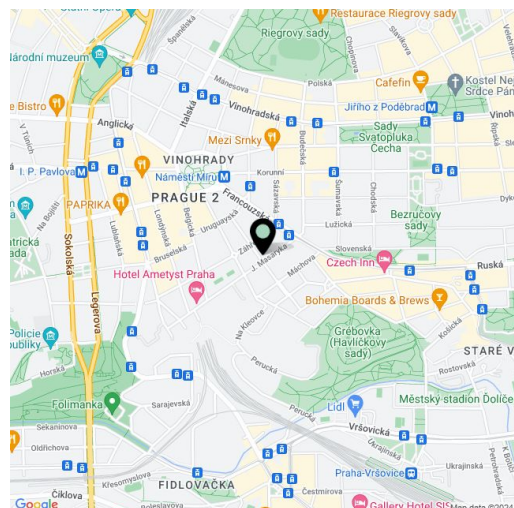
The interior of the apartment consists of a living room with a preparation for a kitchen and a balcony overlooking the greenery of the quiet courtyard, 2 bedrooms, a bathroom with a shower and a toilet, a dressing room, a guest toilet, and an entrance hall.

The quality standard includes wooden floors in brushed oiled oak in a parquet pattern, security entrance doors in lacquered hardwood made to order, wooden interior doors with concealed hinges, Villeroy & Boch and Laufen sanitary ware, b taps, and a PMH Rosendal heated towel rail. It is possible to add a cellar to the apartment and rent a parking space in the building's autostacker.

This prestigious and excellently accessible area is located in Vinohrady, near Peace Square with a metro station and tram stop. Havlíčkovy and Bezručovy sady parks are nearby, the surrounding streets are full of restaurants, cafes, shops, and services, and the Vinohrady Theater is also within walking distance. Schools are also within easy reach, including the private Lauder Kindergarten, Elementary School, and High School.

Floor area 76.4 m², balcony 5.5 m².

The photos used were taken in a neighboring model apartment.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.