



Apartment Two-bedroom (3+kk)

€ 633 845 | CZK 15 900 000

92 m², Prague 3, Vinohrady, Kolínská





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Total area	98 m ²
Floor area*	92 m ²
Loggia	7 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	104906

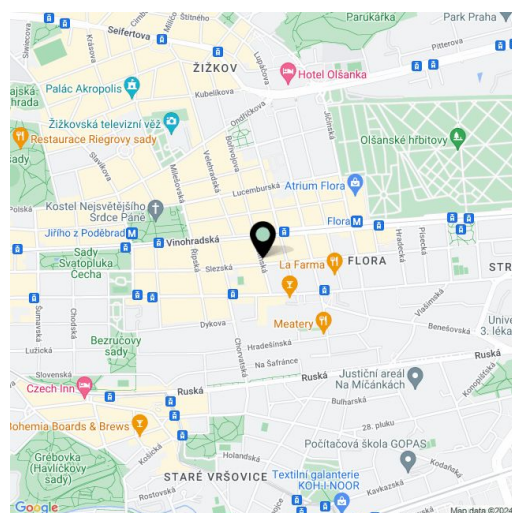
This two-bedroom apartment with a loggia facing the courtyard garden is located on the 1st floor of a Functionalist apartment building with an elevator. This sought-after address in Vinohrady, near the Flora shopping center and metro station, will delight you with its perfect transport services and excellent accessibility.

The apartment is divided into a living room, a kitchen, 2 bedrooms, a bathroom, a toilet, and a hallway. The kitchen leads to a **loggia**, which provides beautiful views of the well-maintained courtyard **garden**. The apartment also has a **cellar**. Parking is available to residents in the blue zone in front of the building.

High ceilings (3 m) create a feeling of an airy, bright space. The apartment boasts plastic windows, wooden parquet floors, and a kitchen unit. Heating is provided by a **Viessmann** gas boiler.

This central part of **Vinohrady** offers a wide range of leisure activities, restaurants, cafes, and shops, including small boutiques. Farmers' markets are regularly held on nearby **Jiřího z Poděbrad Square**. There are kindergartens and elementary schools, playgrounds, and various sports fields in the surrounding streets, and the pleasant city parks of **Bratří Čapků** and **Svatopluk Čech** are ideal for relaxation. Excellent transport connections to other parts of the city are provided by trams, buses, and the metro; the Flora metro station is a 10-minute walk from the building.

Floor area 91,7 m², loggia 6,7 m², cellar.



* Size of the unit according to the Housing Act.

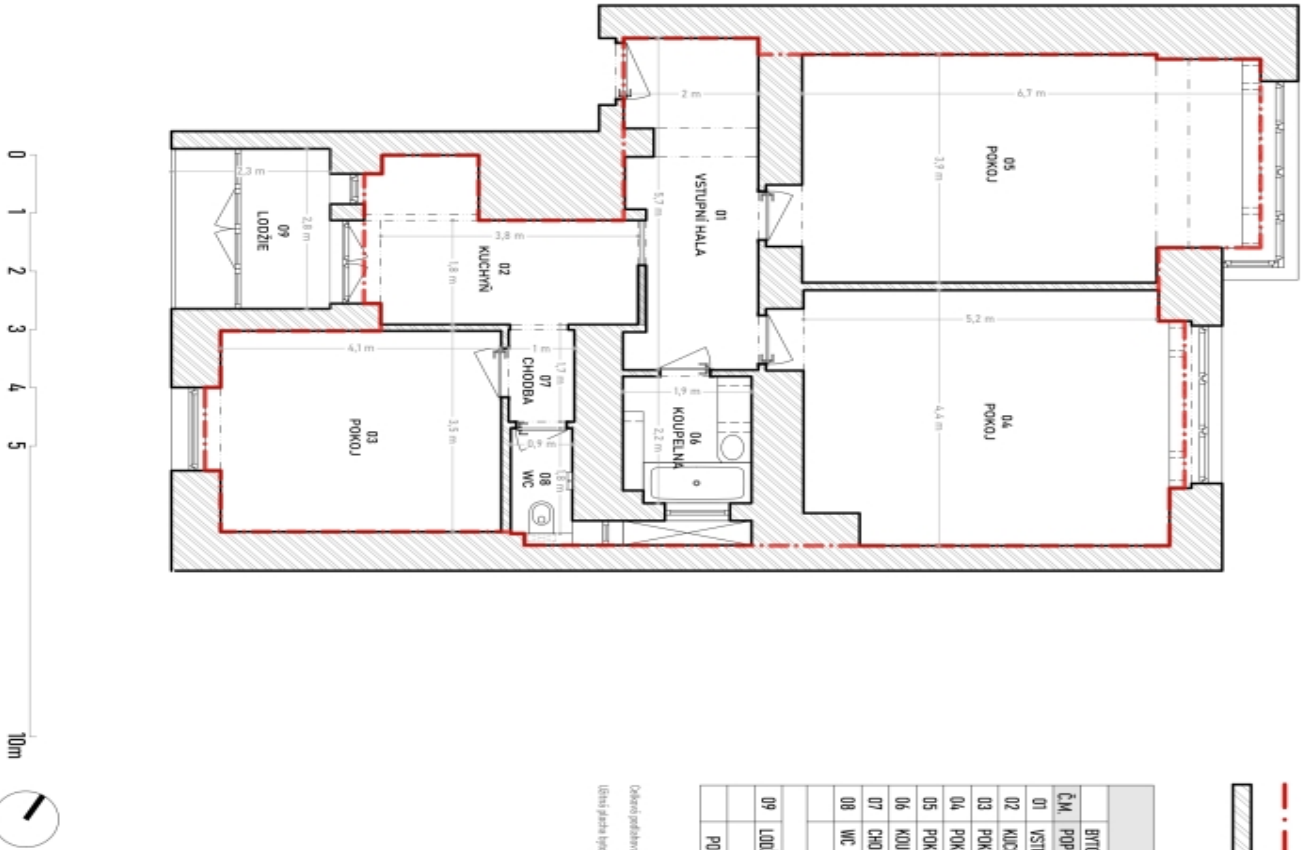
The area consists of the sum total of the internal area of every room.



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--- HRANICE PODLAHOVÉ PLOCHY B.1, N8.1.
 [Symbol] ZDEJŠÍ STĚNY

VÝMĚRY MÍSTNOSTÍ	
BYTOVÁ JEDNOTKA	PLOCHA (m ²)
Č.M. POPIS	
01 VSTUPNÍ HALA	10,5
02 KUCHYŇ	9,3
03 POKOJ	14,5
04 POKOJ	24,2
05 POKOJ	25,8
06 KOUPELNA	4,1
07 CHODBA	1,8
08 WC	1,6
UŽITNÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
	91,7
09 LOUŽÍE	4,7
UŽITNÁ PLOCHA + LOUŽÍE (m ²)	
	98,3
PODLAHOVÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
	102,5

Ochrana projektová práva: Svoboda & Williams s.r.o. |
 Užití: Provozování jednotky je stavební právo. Některé části jsou s. 1.