



## Apartment Four-bedroom (5+kk)

€ 1 278 466 | CZK 32 000 000

154 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova





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Total area	164 m <sup>2</sup>
Floor area*	154 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
Service price	12 000 CZK monthly
PENB	G
Reference number	105003

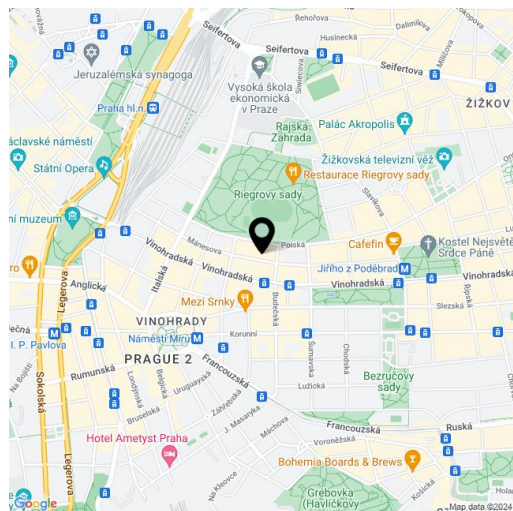
This spacious family apartment with 4 bedrooms, 3 bathrooms, and a balcony overlooking the mature greenery of a quiet courtyard is located on the 4th floor of an apartment building from the 1930s with an elevator in Vinohrady, one of the most sought-after neighborhoods in Prague, just a few steps from Riegrovy Sady Park.

The apartment consists of a bright and spacious living room with a kitchen (44 m<sup>2</sup> in total) and access to the balcony, a master bedroom with an en-suite bathroom and a walk-in closet, a children's room with an en-suite bathroom, 2 other bedrooms, a bathroom, separate toilets, and corridors leading to another smaller balcony. All bedrooms are west-facing. Part of the property is a cellar located in the basement of the building.

The roomy interior is dominated by solid **Original Parquet** wooden floors in the living area and paving specially made for Vinohrady apartments laid in the hallway, refurbished **wooden windows**, **Garofoli** wooden interior doors, and 3.2 meter high ceilings. The **NEXT** kitchen is equipped with high-quality **Miele** appliances, and the bathrooms are equipped with sanitary ware from the **Galassia** Italian manufacturer. The apartment has **Gardesa** class 3 security doors. Heating is provided by a central gas boiler. The well-maintained building was completely renovated in 2018 while preserving the original period elements—new common areas including **Grandinetti terrazzo tiles** and the new facade.

The sought-after location in Prague 2 near **Riegrovy Sady Park** has wide streets with cafes, restaurants, bistros, and shops. Playgrounds, kindergartens, elementary and secondary schools, a swimming pool, a Sokol and rich opportunities for cultural activities are within walking distance. Traveling around the city is facilitated by the nearby **Vinohradská tržnice** tram stop or **Náměstí Míru** metro station.

Floor area 154 m<sup>2</sup>, balconies 8.1 m<sup>2</sup> and 1.5 m<sup>2</sup>, cellar 3.1 m<sup>2</sup>.



\* 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.



