



## Apartment Four-bedroom (5+1)

Sold

203.06 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů





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Total area	213 m <sup>2</sup>
Floor area*	203 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	2 parking spaces at extra cost
Cellar	Yes
PENB	D
Reference number	105014

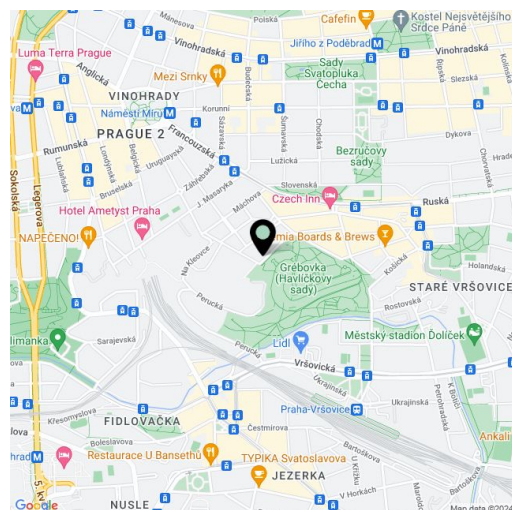
**A unique opportunity to purchase a generously designed duplex apartment, located on the top floors of a nicely decorated Art Nouveau apartment building set in Vinohrady, in the first line of buildings facing Grébovka Park, with breathtaking views.**

On the entrance level (4th floor), the largest area is occupied by a spacious living room, which is followed by a roomy kitchen and dining area. There is also a master bedroom with a **walk-in wardrobe** and en-suite bathroom, a second bedroom with a **practical gallery**, a central bathroom, and a large entrance hall. There is a **French balcony** in the living room, a **terrace towards the courtyard** in the main bedroom, and a **small terrace in the kitchen offering wonderful views of the entire Grébovka Park**. In the attic (5th floor) is a large open space that can be divided into 2 separate bedrooms or a bedroom and study. There is also another bathroom. This level is partially embedded in **the tower of the building, with a romantic window** offering views of a park and the wider surroundings.

The bright interior boasts **wooden floors**, windows are also wooden, some with **electrically controlled blinds**. The kitchen is fully equipped; heating is provided by a gas boiler. The attic is excellently **thermally insulated**, contributing to a comfortable temperature and minimal energy losses. The building has newly renovated common areas and an **elevator**. It is possible to add **2 parking spaces** to the apartment in a nearby auto stacker.

**A prestigious place** on a quiet side street in the immediate vicinity of the beautifully landscaped Grébovka Park located between Vinohrady and Vršovice. State and private schools operate nearby, including the **Lauder Kindergarten, Elementary School and High School**, cafes, restaurants, and shops. A tennis hall or **winter stadium** are also close. Tram stops are about a 5-minute walk away, and there is a railway station within easy reach, from which you can get to the city center in only a short time (Hlavní nádraží metro station).

Floor area 203 m<sup>2</sup> (according to the Owner's Declaration 163 m<sup>2</sup>), terraces 5.47 m<sup>2</sup> and 3.41 m<sup>2</sup>, balcony 0.77 m<sup>2</sup>.



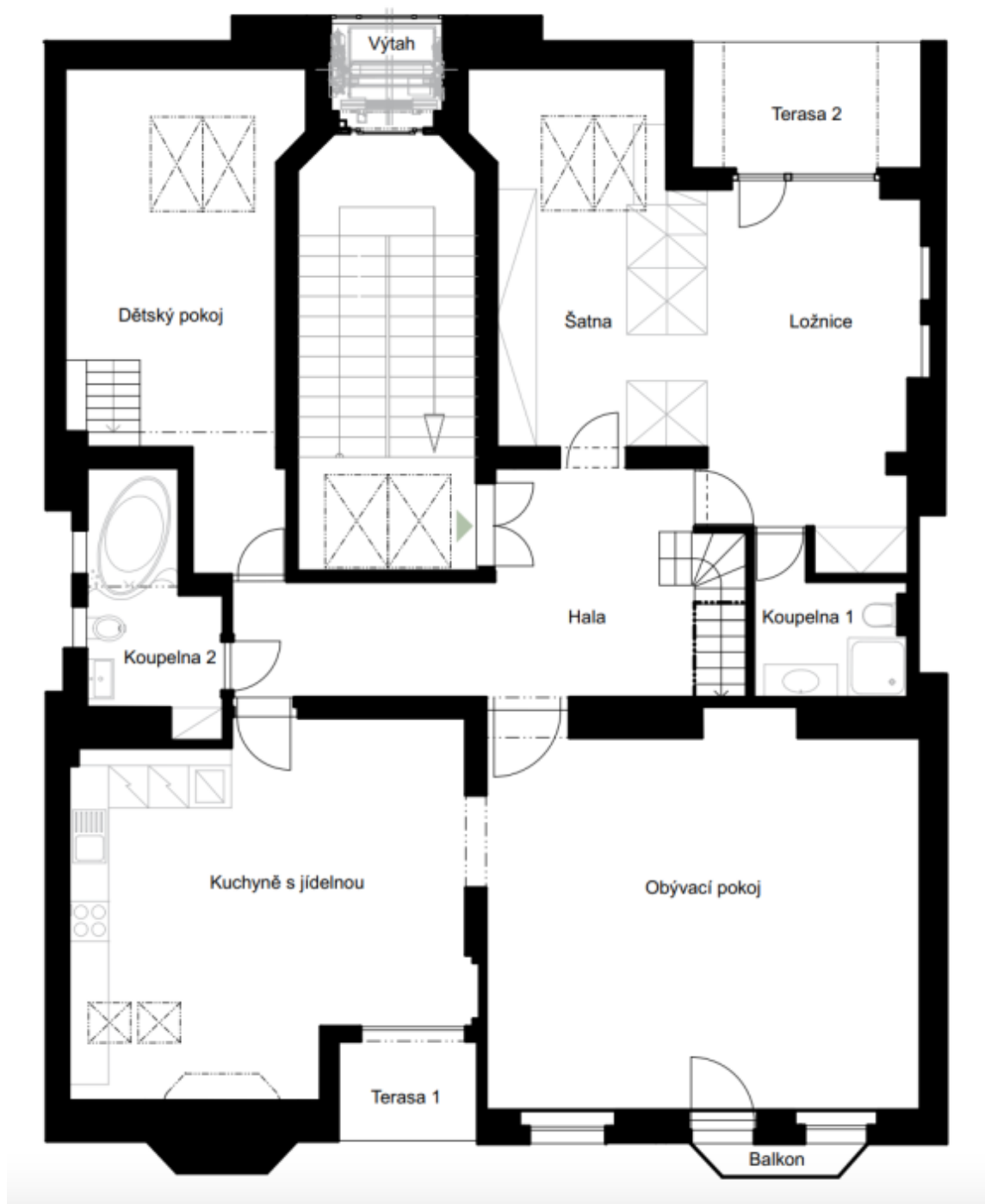
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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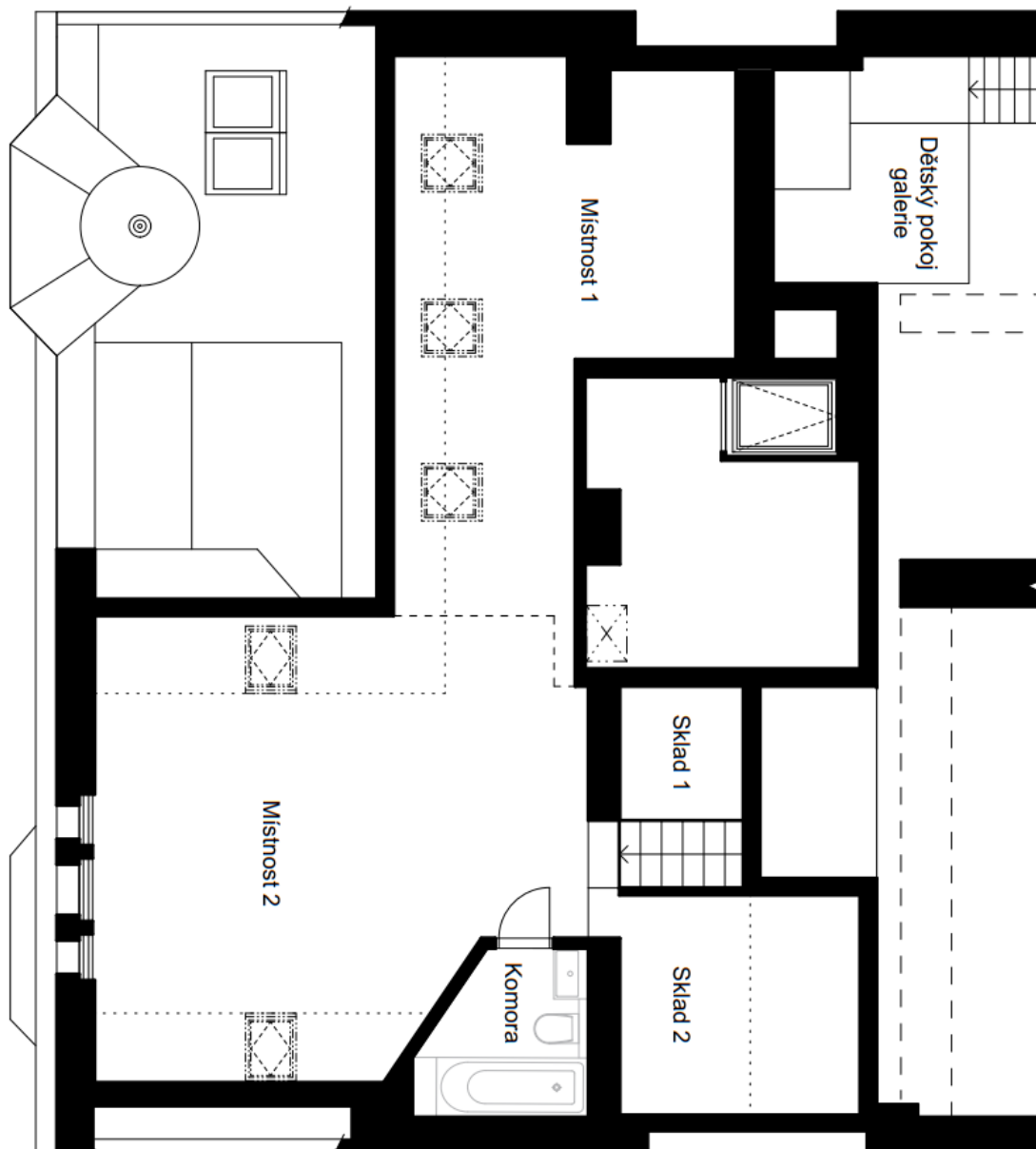




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Obývací pokoj	38,68
Kuchyně s jídelnou	29,88
Hala	19,15
Ložnice	14,90
Šatna	18,61
Koupelna 1	4,54
Dětský pokoj s galerií	22,02
Koupelna 2	6,63
<b>Celkem</b>	<b>154,41 m<sup>2</sup></b>

**Podkroví nad bytem**

Místnost 1	16,35
Místnost 2	22,19
Sklad 1	2,36
Sklad 2	4,25
Komora	3,50
<b>Celkem</b>	<b>48,65 m<sup>2</sup></b>

Terasa 1	3,41
Terasa 2	5,47
Balkon	0,77
<b>Celkem</b>	<b>9,65 m<sup>2</sup></b>