



Apartment Four-bedroom (5+1)

€ 1 445 258 | CZK 36 500 000

203.06 m², Prague 2, Vinohrady, U Havlíčkových sadů





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

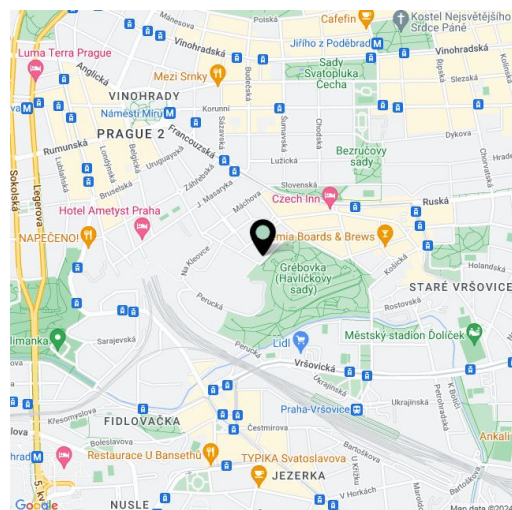
A unique opportunity to purchase a generously designed duplex apartment, located on the top floors of a nicely decorated Art Nouveau apartment building set in Vinohrady, in the first line of buildings facing Grébovka Park, with breathtaking views.

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 m² (according to the Owner's Declaration 163 m²), terraces 5.47 m² and 3.41 m², balcony 0.77 m².



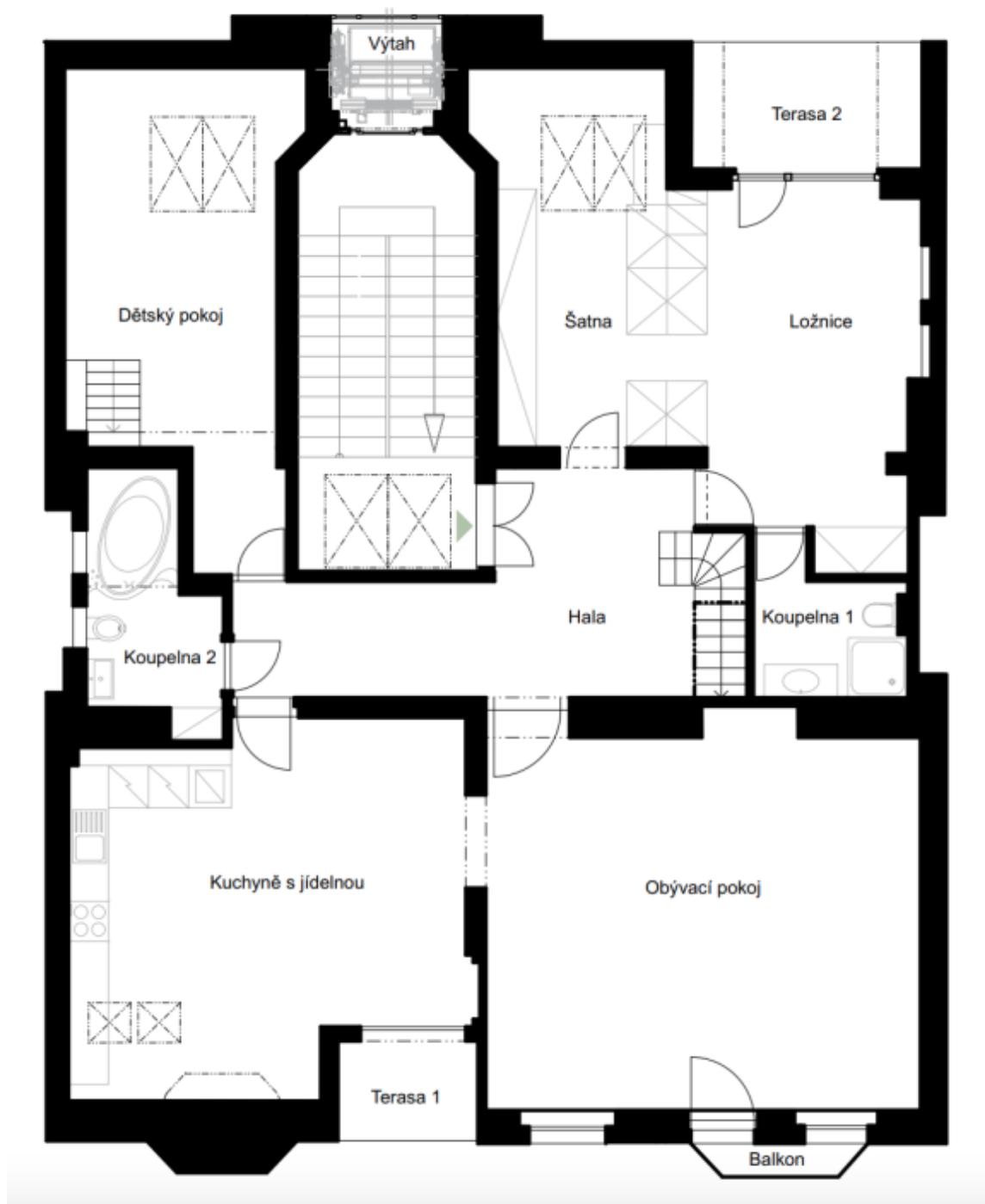
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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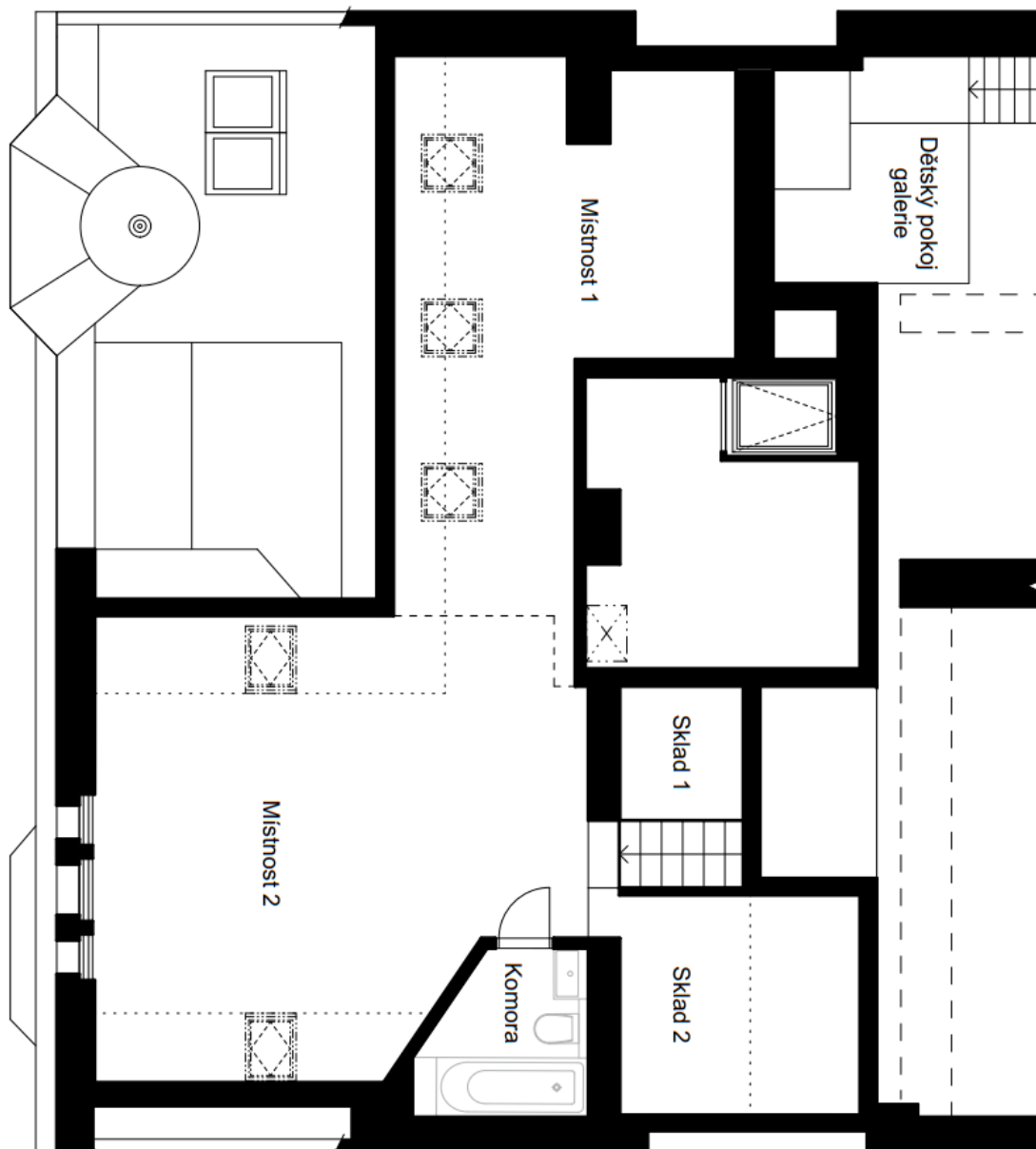




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Obývací pokoj	38,68
Kuchyně s jídelnou	29,88
Hala	19,15
Ložnice	14,90
Šatna	18,61
Koupelna 1	4,54
Dětský pokoj s galerií	22,02
Koupelna 2	6,63
Celkem	154,41 m²

Podkroví nad bytem

Místnost 1	16,35
Místnost 2	22,19
Sklad 1	2,36
Sklad 2	4,25
Komora	3,50
Celkem	48,65 m²

Terasa 1	3,41
Terasa 2	5,47
Balkon	0,77
Celkem	9,65 m²