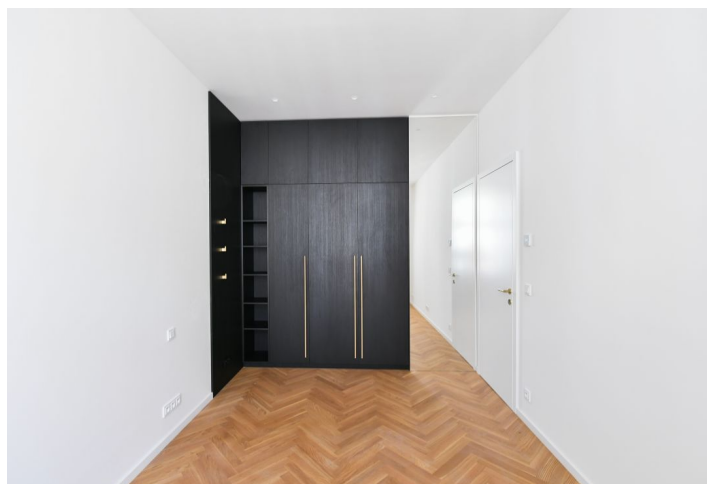




## Apartment Two-bedroom (3+kk)

Sold

75.9 m<sup>2</sup>, Prague 2, Vinohrady, Varšavská





## Apartment Two-bedroom (3+kk)

**Sold**75.9 m<sup>2</sup>, Prague 2, Vinohrady, Varšavská

Total area	79 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Possibility to buy or rent a parking space in the building.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105694

This brand new unfurnished apartment is on the 2nd floor of a new residence - an apartment building with an elevator. Wonderfully located on a quiet street in a residential neighborhood of tree-lined streets and parks, sidewalk cafes, restaurants, bars, cultural venues, and more, with a great atmosphere and Havlíčkovy Sady Park just down the street. Situated only a few min. walk from Peace Square with a metro station and multiple tram links, only a short walk to the city center.

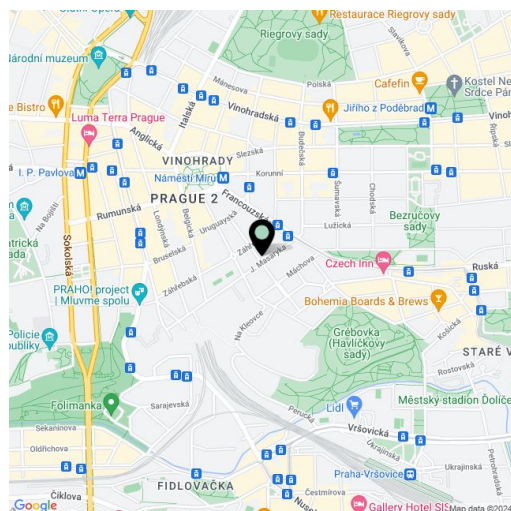
The interior of the apartment consists of a living room with a preparation for a kitchen and a balcony overlooking the greenery of the quiet courtyard, 2 bedrooms, a bathroom with a shower and toilet, a dressing room, a guest toilet, and an entrance hall.

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, Laufen sanitary ware, b taps, and a PMH Rosendal heated towel rail. **It is possible to buy a cellar and 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 75.9 m<sup>2</sup>, balcony 2.9 m<sup>2</sup>.

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.