



## Apartment One-bedroom (2+kk)

Sold

61 m<sup>2</sup>, Prague 2, Vinohrady, Šumavská





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Total area	61 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 200 CZK monthly
PENB	G
Reference number	105777

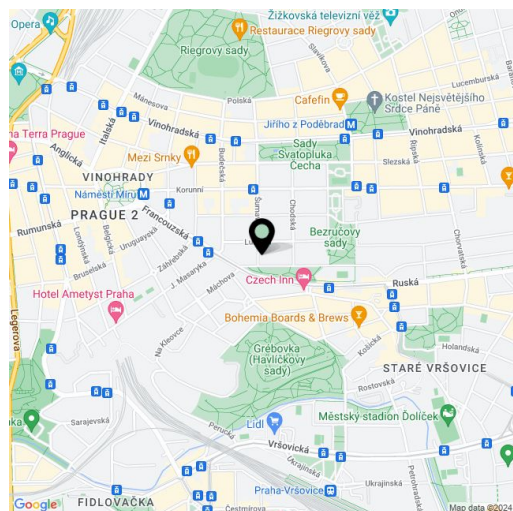
**This apartment with high ceilings and green views is located on the 1st floor of an Art Nouveau apartment building, set near parks and a metro station, on a side street lined with trees.**

The layout consists of a kitchen, 1 bedroom, a bathroom (with a bathtub and shower screen), a separate toilet, a closet, and a large entrance hall with doors to the kitchen and bedroom. The bedroom has **east-facing** windows towards the street, and in the kitchen **west-facing** towards the **courtyard** with **greenery**. The apartment **can be purchased with a neighboring unit** (approx. 80 m<sup>2</sup>), thus creating a **magnificent apartment** extending over the entire floor.

Facilities include **original parquet** floors and **massive doors** with **brass handles**; windows are **casement**. The kitchen is fully equipped, including a dishwasher. Heating is provided by a gas boiler. The common areas are maintained, and there is an **elevator** in the building.

The popular location in **Vinohrady** allows comfortable living within reach of everything you need. There are several cafes, restaurants, and grocery stores on the same street, and kindergartens and elementary schools are nearby. The area is made more pleasant by **beautifully landscaped parks**, the city center is quickly accessible by metro and tram.

Floor area 61.3 m<sup>2</sup>.



\* 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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