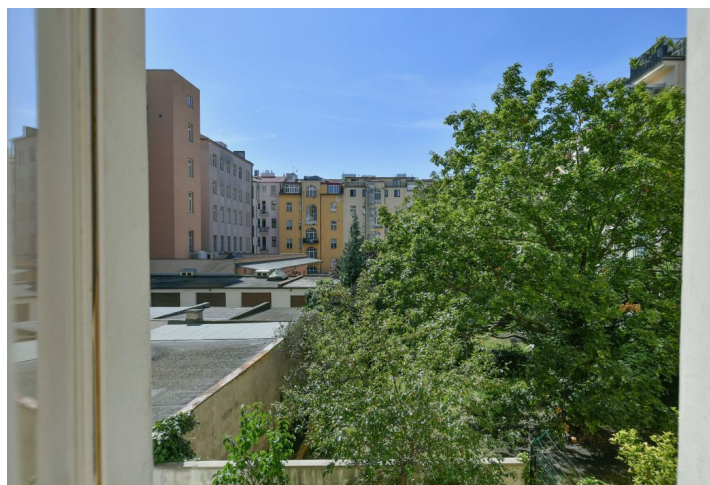
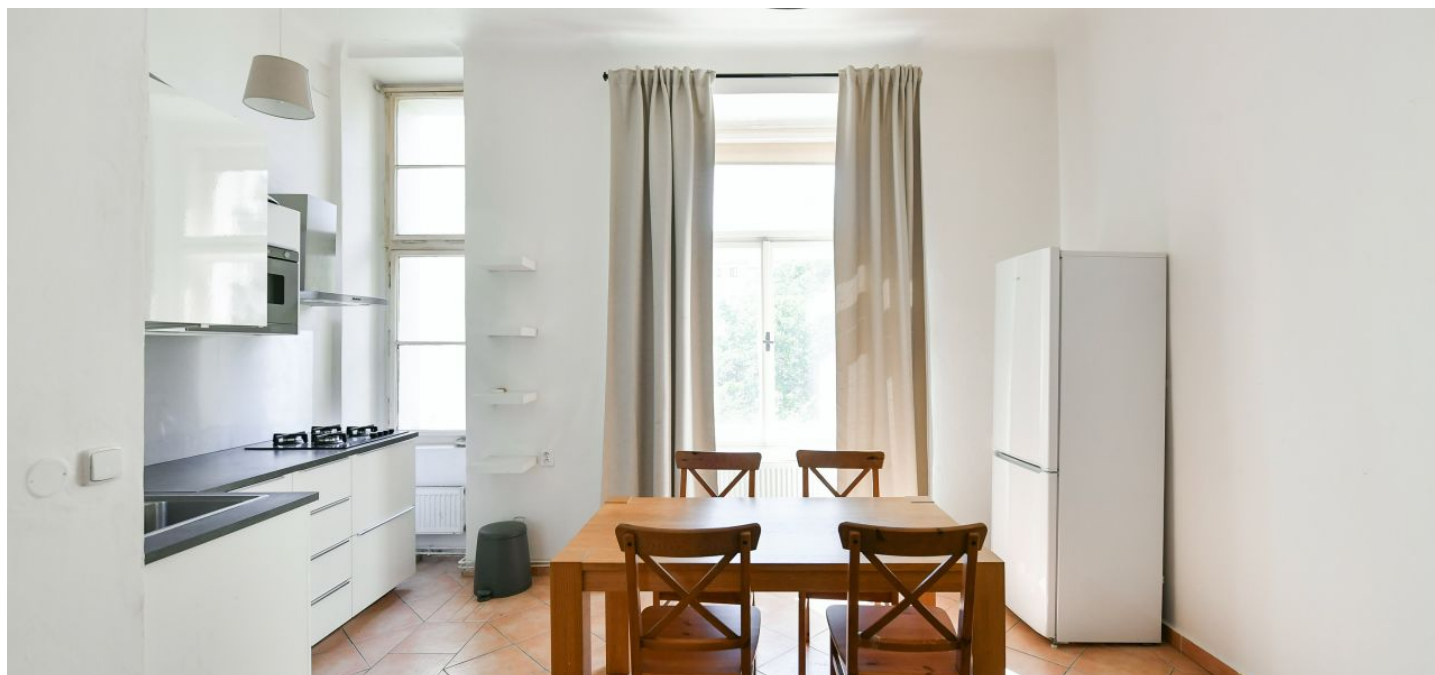




Apartment One-bedroom (2+kk)

€ 386 207 | CZK 9 800 000

61 m², Praha 2, Vinohrady, Šumavská





Apartment One-bedroom (2+kk)

€ 386 207 | CZK 9 800 000

61 m², Praha 2, Vinohrady, Šumavská

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

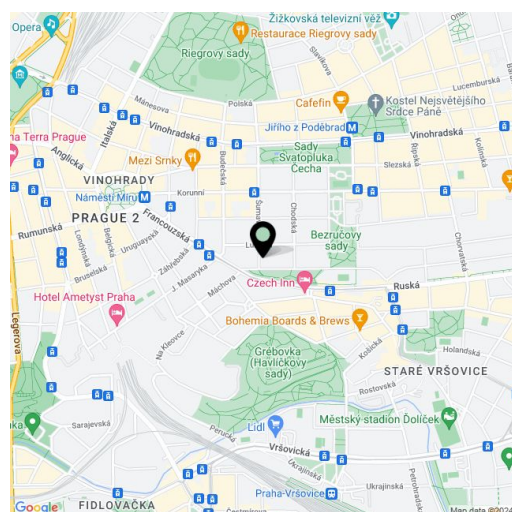
This apartment with high ceilings and a view of greenery is located on the first floor of an Art Nouveau apartment building, which is set near parks and a metro station, in a side street lined with trees.

The layout consists of a kitchen, 1 bedroom, a bathroom (with a bathtub and a shower screen), a separate toilet, a storeroom 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 m²) and thus create a **magnificent apartment** extending over the entire floor.

Facilities include **original parquet** floors and **massive doors with brass handles**, the windows are **casement**. The kitchen is fully equipped, including a dishwasher. Heating is provided by a gas boiler. The common areas are maintained, 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 right in the 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 m².



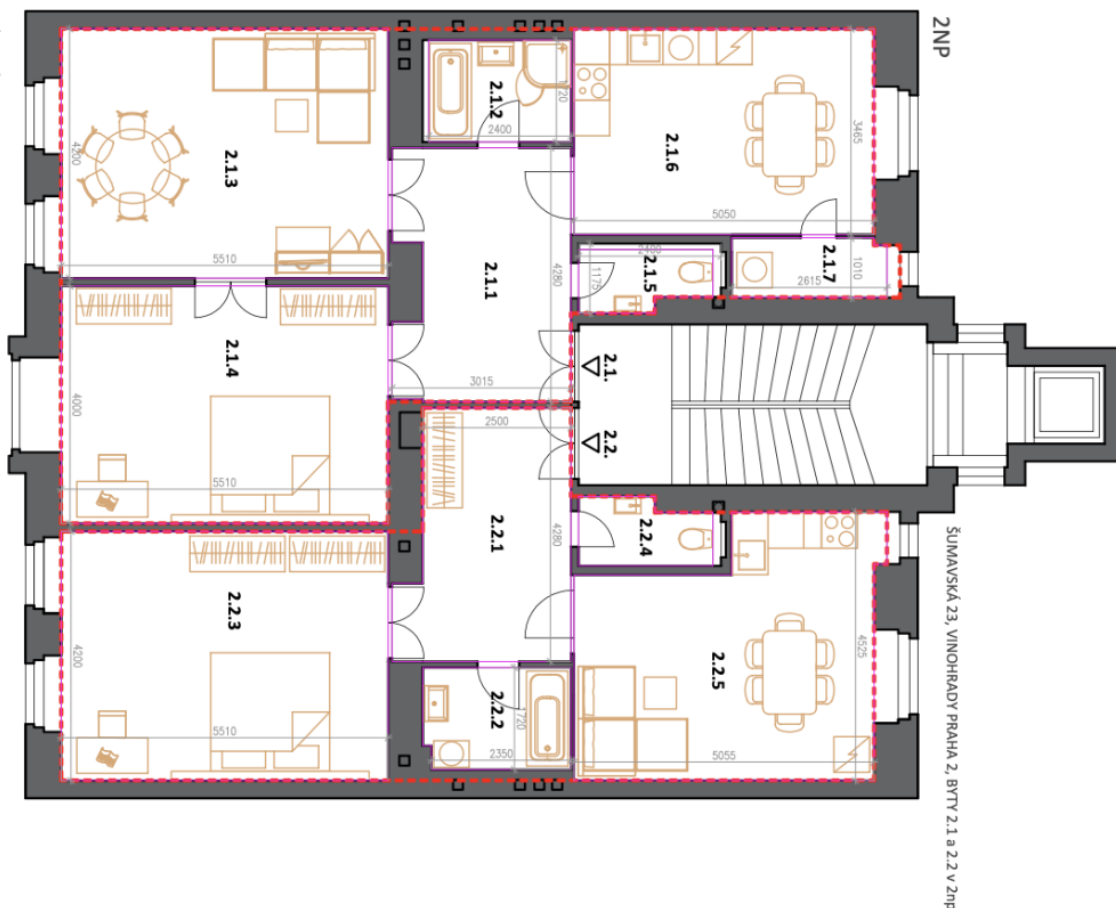
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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ZNP

ŠUMAVSKÁ 23, VINOHRADY PRAHA 2, BYTY 2.1 a 2.2 v ZNP