



Apartment One-bedroom (2+1)

€ 492 999 | CZK 12 500 000

83 m², Praha 2, Vinohrady, Šumavská





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Total area	83 m ²
Parking	-
Cellar	-
Service price	2 200 CZK monthly
PENB	G
Reference number	105781

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

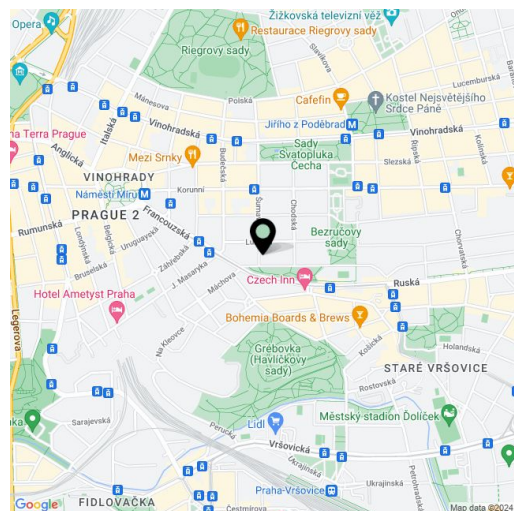
The layout consists of a living room, a separate kitchen, 1 bedroom, a bathroom (with a bathtub and shower), a toilet, a closet, and a large entrance hall with doors to all rooms. The living room and bedroom have **east-facing** windows towards the street, and the kitchen **west-facing** towards the **courtyard** with **greenery**. It is possible to change the current 1-bedroom layout to 2-bedroom by modifying the layout. It is also possible to **purchase a neighboring apartment** (approx. 60 m²) and create 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.

This popular location in **Vinohrady** offers 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**, and the city center is quickly accessible by metro and tram.

Floor area 82.9 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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