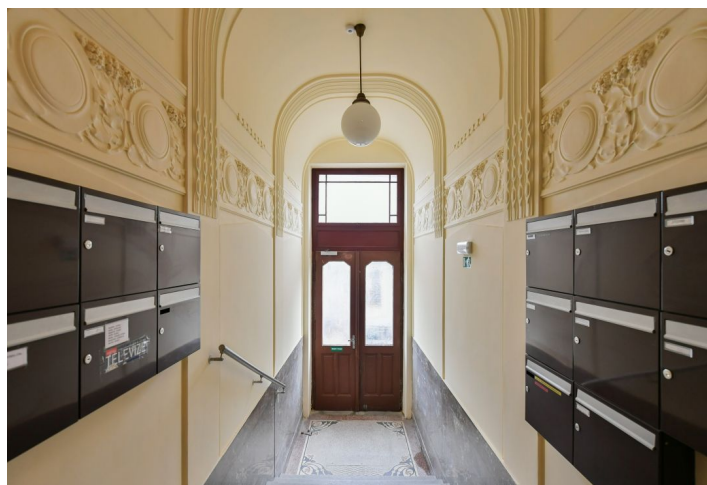




Apartment One-bedroom (2+kk)

€ 371 548 | CZK 9 350 000

52 m², Prague 2, Vinohrady, U Havlíčkových sadů





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Total area	52 m ²
Parking	-
Cellar	-
PENB	D
Reference number	105829

Investment opportunity to purchase an apartment located on one of the most beautiful streets in Vinohrady. The apartment faces all four cardinal directions and with a beautiful bay window providing direct views of the treetops is on the 2nd floor of a nicely decorated Art Nouveau building on the block facing Grébovka Park.

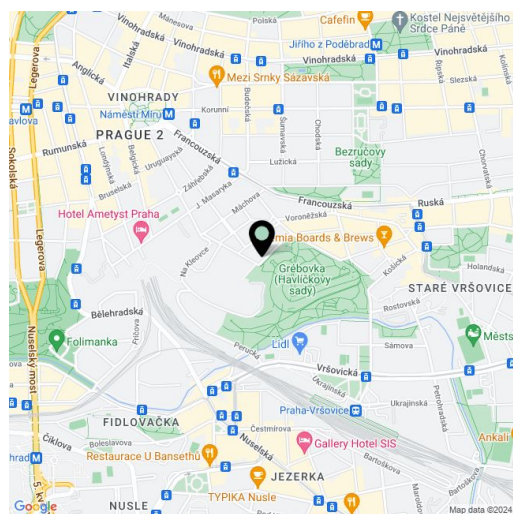
The current layout consists of a room with a **sunny bay window**, a second room with a kitchen, a bathroom, a separate toilet, and an entrance hall. The room with the bay window is **southeast-facing towards the park**, and the other room is **northwest-facing towards the quiet courtyard**.

The apartment is in a condition requiring reconstruction. It has preserved the original **parquet floors** and **wooden doors**, the windows were replaced a few years ago, and the building has new risers, newly renovated common areas, and an **elevator**.

Since 1964, the apartment has been rented to two reliable tenants; current rent is CZK 15,498 + fees.

This very attractive place is located on a quiet side street in the immediate vicinity of **romantic Havlíčkovy Sady Park**, set between Vinohrady and Vršovice. Cafes, restaurants, and shops are within walking distance, and a **tennis hall** or **ice rink** are also nearby. There are tram stops about a 5-minute walk from the building, and from the nearby Praha-Vršovice Railway Station you can reach the center in no time (to the Hlavní nádraží metro station).

Floor area 52 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.