



## Apartment Two-bedroom (3+1)

Sold

109 m<sup>2</sup>, Prague 2, Vinohrady





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Total area	109 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	106112

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

**This elegant over 100-meter apartment with high ceilings and facing all four cardinal directions is located on the 1st floor of an Art Nouveau apartment building located in the wider center of the metropolis in Vinohrady near Riegrovy Sady Park and Peace Square.**

The floor area of the apartment is divided into a refined living room with a **fireplace** that leads to a kitchen with a dining area, 2 bedrooms, a bathroom, a separate toilet, and a closet. All rooms are accessible from the central entrance hall. The living room faces **south**, while the bedroom faces **north** onto the **courtyard**.

The interior was **completely renovated** (including new wiring) in December 2023. Windows are **wooden casement**; floors in the rooms are **refurbished parquet**; the hall has large-format designer tiles. The kitchen with **marble worktops** is equipped with Gorenje appliances. Heating is provided by a new gas boiler. The building is nicely maintained and has a **modern elevator** that stops at the mezzanine level.

**The attractive location** provides everything you need at your fingertips, from kindergartens and elementary schools as well as **high schools**, shops, restaurants, cafes, and theaters, all within a short walking distance. An excellent connection to the surrounding municipal districts is provided by the metro and several tram lines. The city center can also be reached on foot—the **National Museum** is a short 10-minute walk away. The area is made even more pleasant by the presence of the **extensive Riegrovy Sady Park** and the green landscaping on Peace Square.

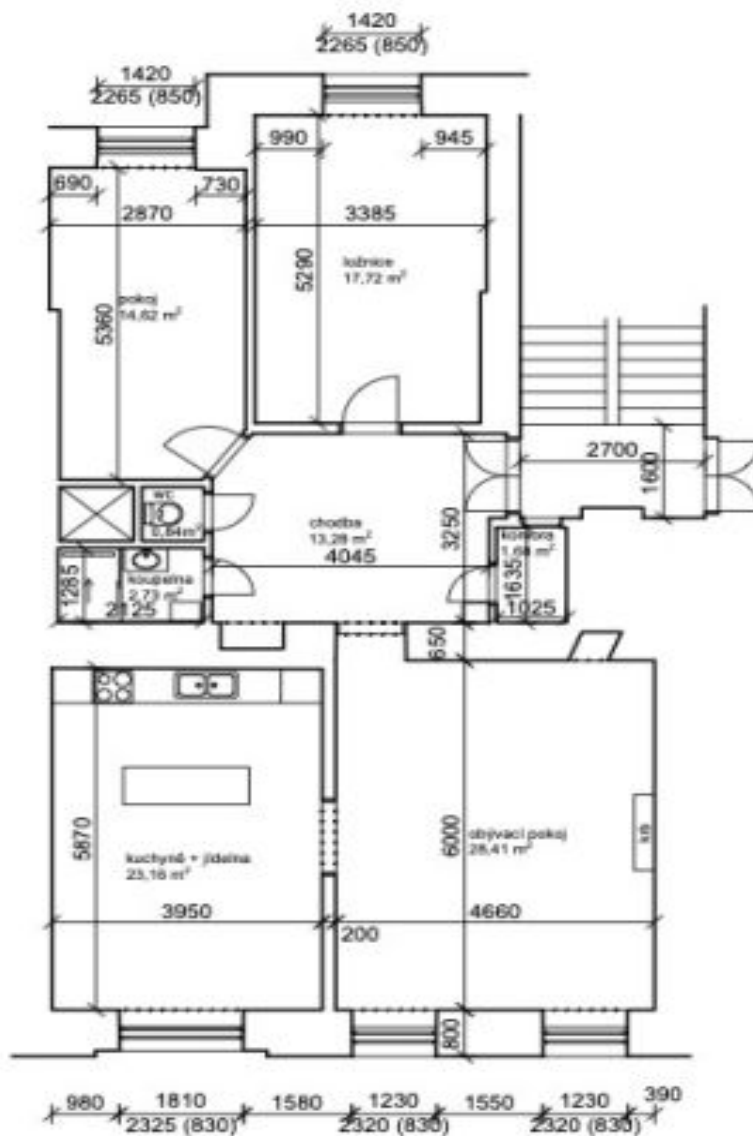
Floor area 108.9 m<sup>2</sup>.



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Praha 2 - Vinohrady  
Plocha celkem: 102,44 m<sup>2</sup>  
Měřítko: 1:100