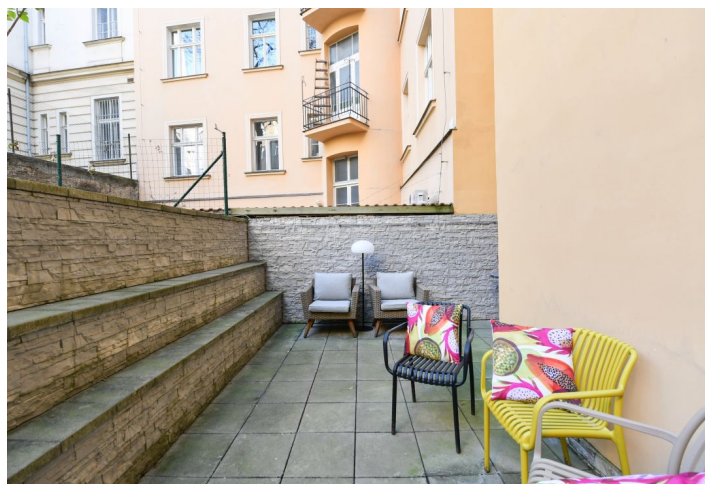
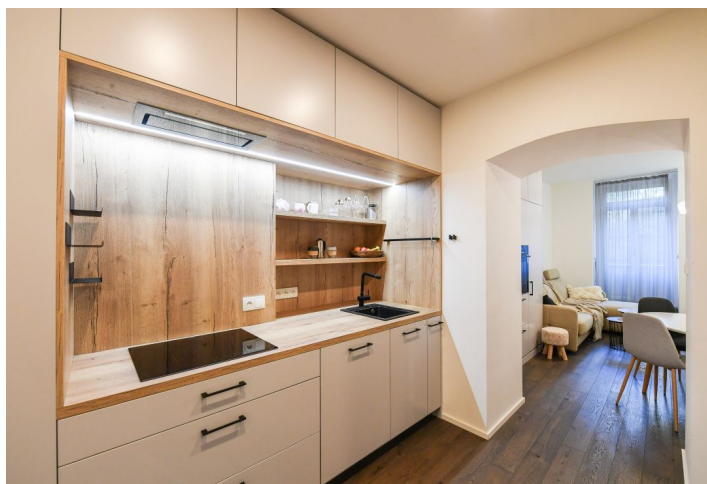




## Apartment One-bedroom (2+kk)

€ 587 655 | CZK 14 900 000

53.5 m<sup>2</sup>, Prague 3, Vinohrady, Slavikova





## Apartment One-bedroom (2+kk)

€ 587 655 | CZK 14 900 000

53.5 m<sup>2</sup>, Prague 3, Vinohrady, Slavíkova

|                  |                   |
|------------------|-------------------|
| Total area       | 77 m <sup>2</sup> |
| Floor area*      | 54 m <sup>2</sup> |
| Terrace          | 23 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | C                 |
| Reference number | 106724            |

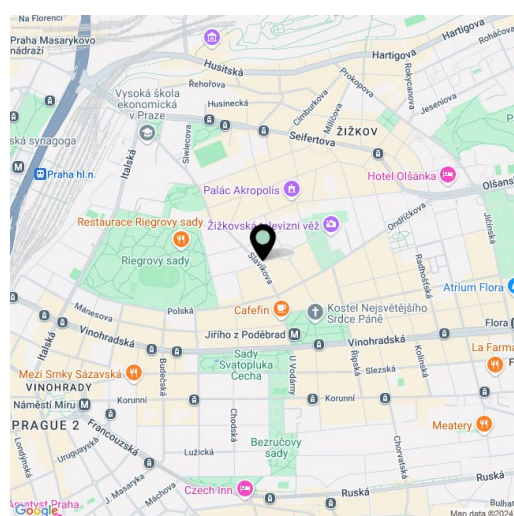
This fully furnished apartment with an east-facing terrace is located in a historic residential building with a richly decorated facade, situated in the wider center of Vinohrady, just a few steps from Jiřího z Poděbrad Square and Riegrovy Sady Park.

The apartment, located on the garden level (street level equivalent of lower ground floor), is divided into a living room, adjoining kitchen, bedroom, bathroom (with walk-in shower, toilet, and washing machine), a separate toilet, and an entry hall. Both the living room and bedroom have access to a tiled terrace/garden. The terrace is northeast-facing, overlooking the courtyard.

The entire building has been **completely reconstructed**, and the offered apartment was completed in 2020. The floors and windows are wooden, and the kitchen is fully equipped with Bosch appliances. Central heating. The apartment is offered furnished, with most of the furniture custom-made. A storage cellar belongs to the unit.

This attractive location in Vinohrady, near Jiřího z Poděbrad Square and Riegrovy Sady Park, provides comfortable living close to cafés, bistros, restaurants, and shops, with quick access to the city center. A metro station, and tram and bus stops are just a short walk from the building, making it only a few minutes' ride to the center.

Floor area 53.5 m<sup>2</sup>, garden 23 m<sup>2</sup>, cellar 2.1 m<sup>2</sup>.



\* 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.

