



## Apartment Two-bedroom (3+kk)

€ 828 804 | CZK 20 890 000

99.5 m<sup>2</sup>, Prague 2, Vinohrady, Na Kozačce





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Total area	100 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	107150

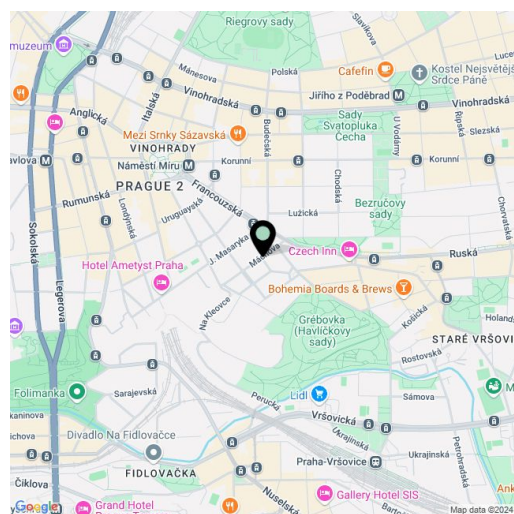
This bright three-bedroom apartment is located on the 3rd floor of a renovated residential building with an elevator in Vinohrady, a popular urban neighborhood with all amenities within easy reach and the nearby Havlíčkovy Sady Park, featuring a café and the Gröbovka Villa, which invites you to relax or enjoy social activities. The apartment can be structurally divided into two separate units.

The layout of the apartment includes a living room with a kitchenette, two bedrooms, a bathroom with both a shower and a bathtub, a separate toilet, and an entry hall.

The apartment was completely renovated in 2016, including complete utilities, bathroom and kitchen facilities, and wooden floors in the hallway and bedroom. Its historical charm is enhanced by **high ceilings**, original **double-casement wooden windows**, and wooden parquet floors in the living room and second bedroom. Heating is provided by an individual gas boiler. The apartment can easily be divided into **two separate units**, as indicated in the Owner's Declaration. Renovations to the building have included the shared basement, bike storage, corridors, and lighting, with only the painting of the entrance hall remaining.

The wide streets and ornate buildings make Vinohrady one of Prague's most attractive neighborhoods. It's easily accessible by public transport and offers a wide range of services, as well as an abundance of restaurants, cafés, bistros, bars, shops, and farmers' markets. Quiet retreats can be found in several nearby parks, including Bezručovy Sady with a children's playground and an outdoor gym, the adjoining Bratří Čapků Park, or picturesque Havlíčkovy Sady with its impressive Gröbovka Villa. The Náměstí Míru metro station (line A) is a 13-minute walk away, and a tram stop is just 350 meters from the building.

Floor area 99.50 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.



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