



Apartment One-bedroom (2+kk)

€ 535 608 | CZK 13 500 000

71 m², Prague 2, Vinohrady, Koperníkova





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Total area	121 m ²
Floor area*	71 m ²
Terrace	50 m ²
Parking	-
Cellar	-
PENB	G
Reference number	107247

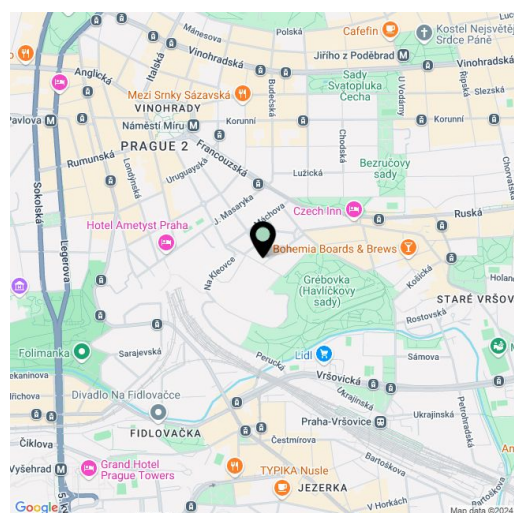
This two-bedroom air-conditioned apartment with a large terrace is situated in an attractive part of Vinohrady in the immediate vicinity of Havlíčkovy Sady Park. This significant Functionalist apartment complex with an elevator offers typical urban living within easy reach of all services, public transport, and the greenery of popular parks.

The furnished apartment is also suitable for families with children or seniors due to its location on the elevated ground floor. It consists of a living room with access to a private **west-facing terrace**, a separate kitchen, a bedroom, a **bathroom** with a bathtub, and a hallway. Easy parking is in the blue zone in front of the building.

The unit has large casement windows, 3.5 m **high ceilings**, **wooden parquet floors**, and a fully equipped kitchen. Heating is provided by direct heaters, and on hot days, **air-conditioning** is available. Hot water is provided by its own boiler. The well-maintained Functionalist building was built in the 1920s, and has an **elevator** and a new roof (2023).

Vinohrady is one of the most desirable Prague districts thanks to its great accessibility to services, excellent transport links, and varied cultural and social opportunities. The entrance to **Havlíčkovy Sady Park** with the **Grébovka Villa**, a restaurant, a café, and a children's playground is directly from the street. The nearest tram stop can be reached in 5 minutes and the **Náměstí Míru** metro station is 1 km from the house.

Floor area 71.3 m², terrace 49.9 m².



* Size of the unit according to the Housing Act.

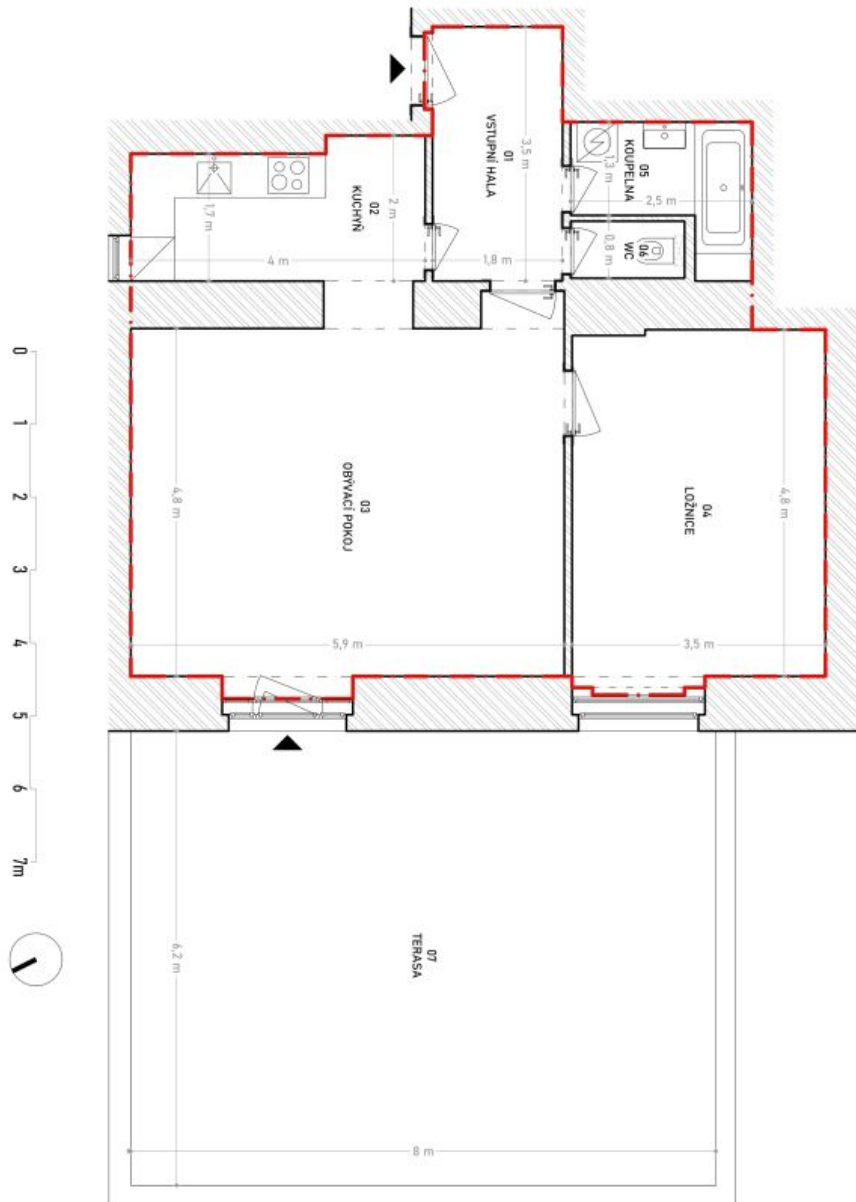
The area consists of the sum total of the internal area of every room.



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--- HRANICE PODLAHOVÉ PLOCHY B.T. NR.1.
 [Symbol] ZDEŠNÉ STĚNY

VÝMĚRY MÍSTNOSTÍ	
Č.K.	PLOCHA (m ²)
01	6,7
02	7,8
03	29,9
04	16,8
05	3,9
06	1,2
UŽITNÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
07	66,3
BRTOVÁ JEDNOTKA	
PLOCHA (m ²)	
07	49,9
UŽITNÁ PLOCHA + TERASA (m ²)	
	116,2
PODLAHOVÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
	71,3

Celková podlahová plocha bytové jednotky je stanovena podle Nařízení vlády 366/2013 Sb. § 3.
 Užitná plocha bytové jednotky je stanovena podle Nařízení Komise (ES) č. 1509/2006