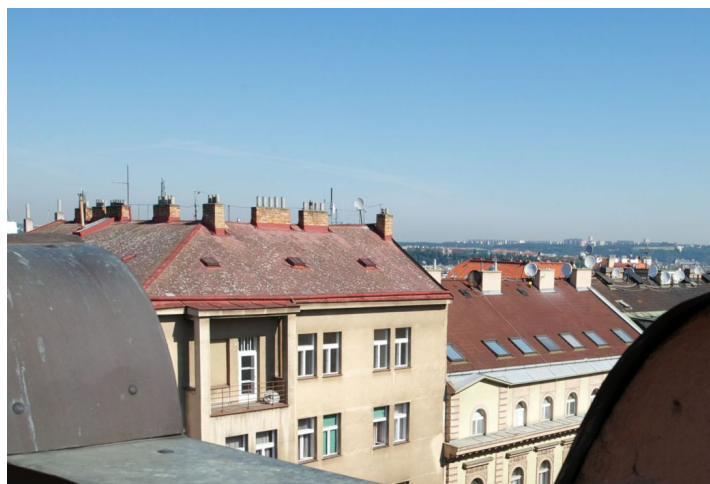
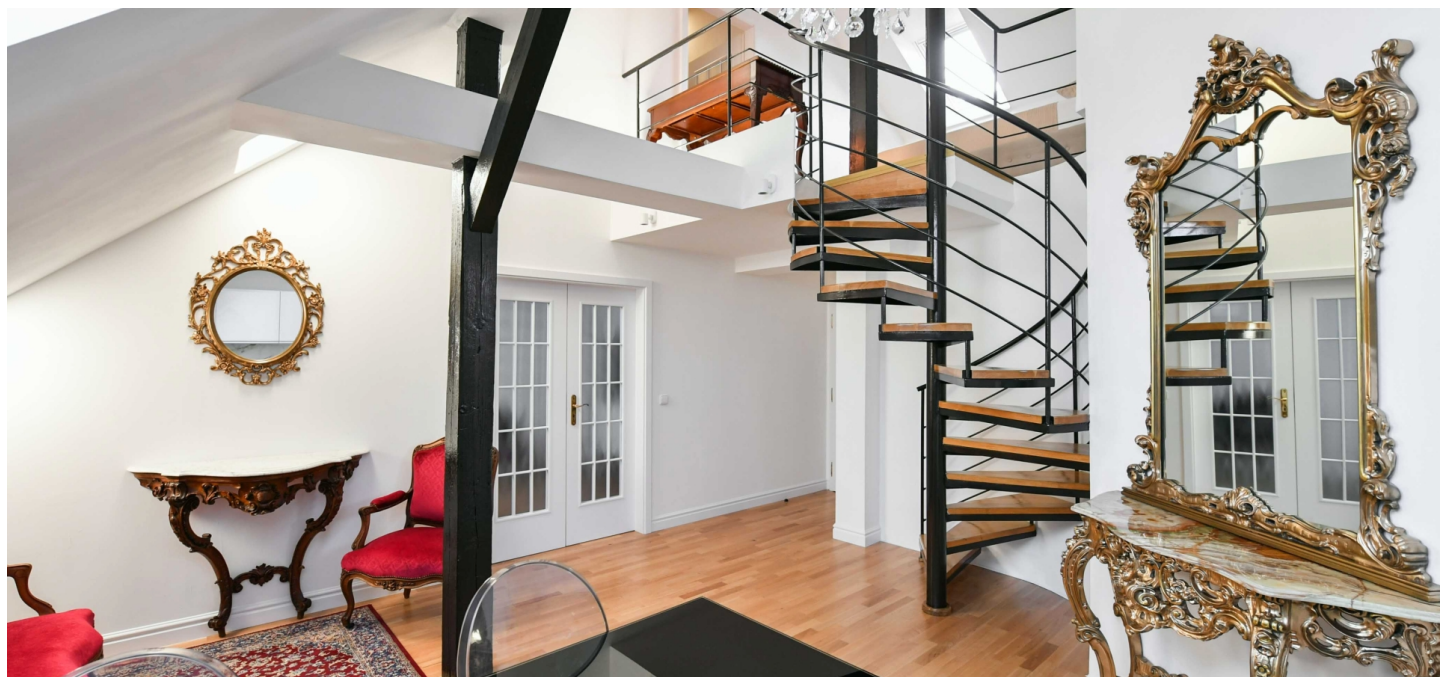




## Apartment Two-bedroom (3+kk)

€ 514 252 | CZK 12 900 000

65.14 m<sup>2</sup>, Prague 2, Vinohrady, Italská





## Apartment Two-bedroom (3+kk)

€ 514 252 | CZK 12 900 000

65.14 m<sup>2</sup>, Prague 2, Vinohrady, Italská

Total area	65 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	107468

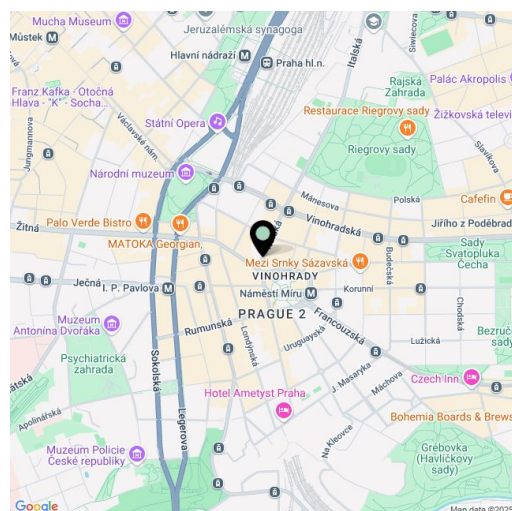
This meticulously renovated, air-conditioned duplex apartment is situated in an attic extension of a historic building with an elevator located in an attractive area on the outskirts of the city center, in the elegant Vinohrady district, near Riegrovy Sady Park.

The layout on the entrance level (5th floor) offers an open-concept living room with a kitchen and dining area, a bedroom, a bathroom, and a hallway. On the gallery level, there is a bedroom with a **walk-in closet**.

Floors are made of Baltic oak; new Velux roof windows (replaced in 2022) have **day and night blinds, remote control, solar power, and sensors** for automatic closing in case of rain. The kitchen is fully equipped with Bosch and Electrolux appliances, and sanitary ware is by the Laufen brand. Heating is provided by a gas boiler shared by all apartments on the same floor, with additional heating available through **air-conditioning**. Sanitary ware is by Steinberg; washer and dryer from LG. The interior is adorned with high-quality furniture and accessories from **England, France, and Germany**, including **Kartell** chairs, side tables made of **white Carrara marble and onyx**, Kare beds, and a gilded mirror. This furnishing can be left in the apartment upon agreement. The apartment is secured by a security system, a video intercom, and fire-resistant security entrance doors.

The location offers full civic amenities, with a metro station and tram stops just a 2-minute walk away. **The city center is only a 10-minute walk**, and within walking distance, you will also find **the Na Vinohradech Theatre** and **the National Museum**. The area is further enhanced by the spacious **Riegrovy Sady Park** and landscaped Peace Square.

Total floor area 65.14 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.