



## Apartment Two-bedroom (3+kk)

Sold

83.2 m<sup>2</sup>, Prague 2, Vyšehrad, Vratislavova





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Total area	83 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	19487

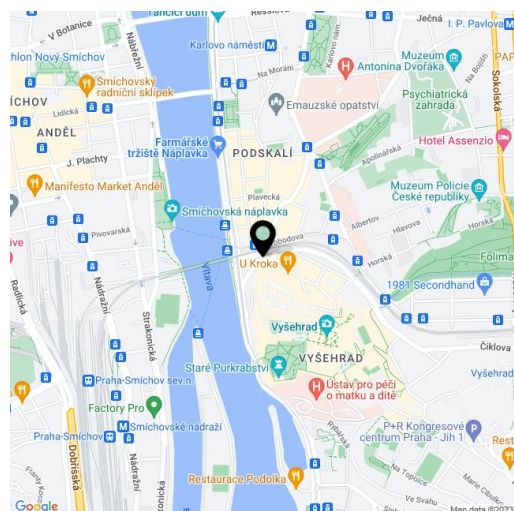
Two-bedroom duplex apartment to be situated on the 5th and 6th floors of a historic building from the turn of the 19th and 20th centuries, undergoing a complete renovation that will create 12 quality equipped flats boasting views of the Petřinská rozhledna tower, Prague Castle or the picturesque facades of houses across the road, just a stone's throw away from Vyšehrad's parks.

The layout of the first level will feature an entrance hall, an open plan living room with kitchen and dining room, a bedroom, a bathroom with tub and toilet, and a guest toilet. The second level of the apartment will consist of a spacious gallery and the second bedroom. The purchase price includes a 4.7 m<sup>2</sup> cellar.

Facilities will include **Bwood solid oak flooring** and **Kale Monoporcelan** ceramic tiles, new casement windows and new wooden euro-windows with double glazing, **Laufen, Gebrit, Kaldewei or Paffoni Ringo** bathroom fixtures, security entrance door.

The house is conveniently situated within easy reach of all amenities and opportunities for cultural and sports activities. Nearby, in addition to schools and kindergartens, are museums, cafes and restaurants, Charles University Botanical Garden, Letní scéna theater and Vyšehrad gardens; for active recreation there is a bike path leading along the riverbank, tennis courts below Vyšehrad, indoor swimming pool and an outdoor swimming pool in nearby Podolí. Metro station at Palackého náměstí square is located one tram stop from the house.

Interior 83.2 m<sup>2</sup>, cellar 4.7 m<sup>2</sup>. Photos are from the show flat.



\* 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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