



Apartment Three-bedroom (4+kk)

Sold

100 m², Prague 3, Vinohrady, Boleslavská





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Total area	104 m ²
Floor area*	100 m ²
Balcony	4 m ²
Parking	-
Cellar	Yes
Service price	5 100 CZK monthly
PENB	G
Reference number	21248

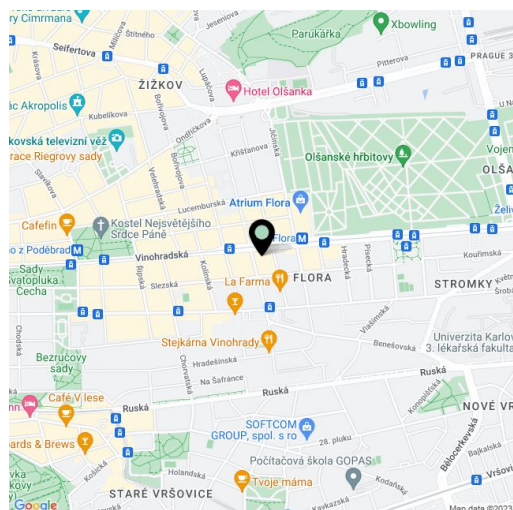
Elegant, completely renovated furnished flat with 2 balconies on the 2nd floor of an apartment building located in an attractive part of Prague 3 - Vinohrady, just steps from the Flora metro station.

The flat consists of a living room with a new kitchen, dining area and balcony, 3 bedrooms (two with large bay windows and one with another balcony), bathroom with bathtub, shower, sink and toilet, separate toilet, en-suite dressing room, utility room and large hallway. The apartment is bright, airy, has **high ceilings** and plenty of **practical storage space**.

Equipped with **solid wood flooring**, ceramic tiles, new casement windows, wooden interior doors and wood paneling of walls and heaters, fully equipped **kitchen with granite worktop**, **rain shower** in the bathroom, spot lighting in the hallway and living room, safe, alarm, individual Vaillant gas boiler. The apartment is partially furnished with new furniture; kitchen, closet, built-in cabinets and tiles were made to measure. The purchase price includes a **cellar**.

Location with perfect connection to the center, just a few meters from the Flora metro station and tram / bus. In close vicinity there are nursery and primary schools, restaurants, a fitness center, cinema and other amenities. The Olšanka sports center, complete with a swimming pool, is one stop away by public transport.

Interior 99.7 m², balconies 4 m², cellar 4 m².



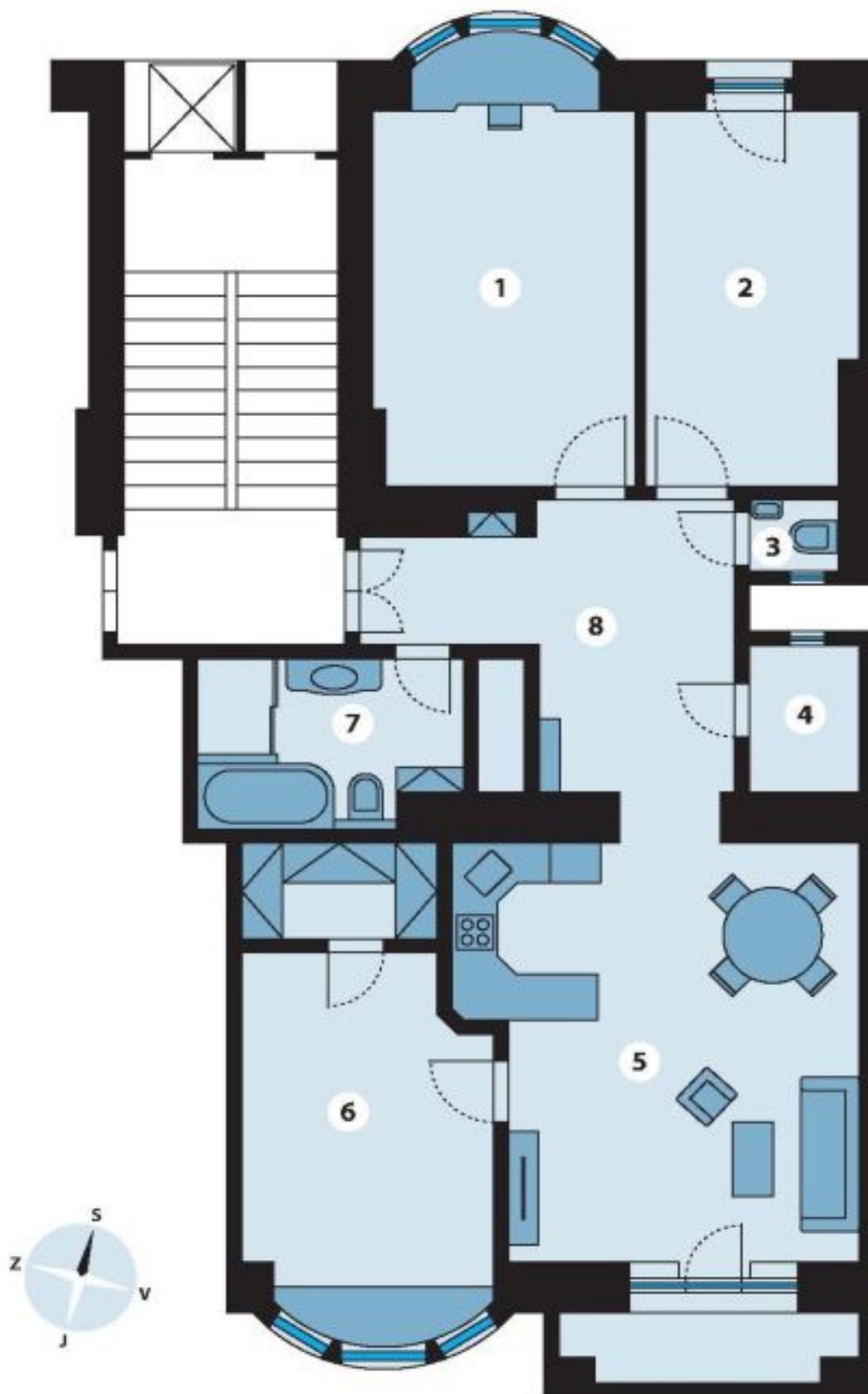
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1	Pokoj 1	18,39 m ²
2	Pokoj 2	12,75 m ²
3	WC	1,15 m ²
4	Zázemí	2,68 m ²
5	Obývací pokoj, jídelna, kuchyň	24,39 m ²
6	Pokoj + šatna	19,73 m ²
7	Koupelna	6,84 m ²
8	Předsíň a chodba	13,8 m ²
Celkem		99,73 m²