



## Apartment Two-bedroom (3+kk)

Sold

127.7 m<sup>2</sup>, Praha 10, Vinohrady, Na Zájedzu





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Total area	128 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
Service price	9 230 CZK monthly
PENB	C
Reference number	24117

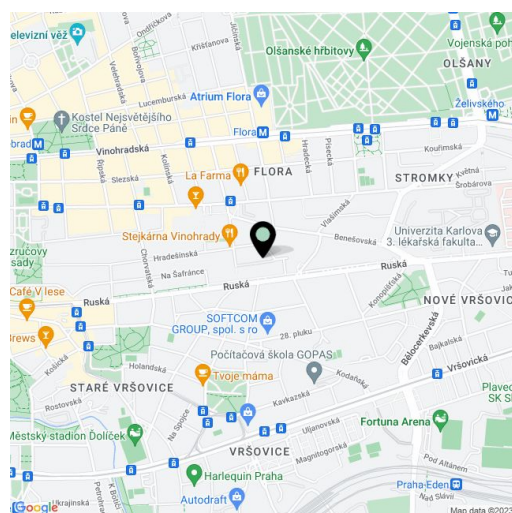
This stylishly furnished, airy apartment, which includes 2 garage parking spaces and the right to use the garden, is situated on the 2nd floor of a modern apartment building with an elevator, set in a residential area with many architecturally significant buildings. The location on the border between Vinohrady and Vršovice is distinguished by its tranquillity and plenty of greenery, while the interior boasts a sense of freedom and exceptional quality.

There is a generous living room with an open plan kitchen, a master bedroom with an en-suite bathroom (bath, shower, toilet, sink), a second bedroom currently used as a study, and a walk-in closet, a shared bathroom (shower, sink, washing machine and dryer connection), a guest toilet, and a spacious entrance hall.

The high-quality facilities include **Canadian walnut wooden floors, marble and granite tiles** in the bathrooms, a **Venetian stucco fireplace**, or a kitchen with a **marble countertop and Miele, Siemens, and Liebherr** appliances. Furthermore, there are security entrance doors (class 3), high standard interior doors, and wooden Euro windows. Residents have access to a **well-maintained common garden**. The purchase price includes **2 garage parking spaces, a cellar, and masculine-style furnishings**.

The neighborhood is characterized by a number of significant villas (e.g. Kotěra's Villa, the **Čapek Brothers' House**, F.A. Libra's Villa). The location of the building at the end of a dead-end street guarantees **perfect peace**. A wide range of services, including 2 shopping and entertainment centers, are within easy walking or driving distance. The **Flora** metro and tram stops are a 4-minute ride from the nearby bus stop. There is also a tram stop within easy walking distance, with quick links to the center and metro stations (for example, Náměstí Míru or I. P. Pavlova).

Interior 127.7 m<sup>2</sup>, cellar 2.2 m<sup>2</sup>. The unit is listed as a one-bedroom apartment in the owner's declaration.



\* 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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