



## Apartment One-bedroom (2+kk)

Sold

77 m<sup>2</sup>, Prague 2, Vinohrady, Šumavská





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Total area	77 m <sup>2</sup>
Parking	Parking in blue zone
Cellar	Yes
Service price	2 500 CZK monthly
PENB	G
Reference number	26774

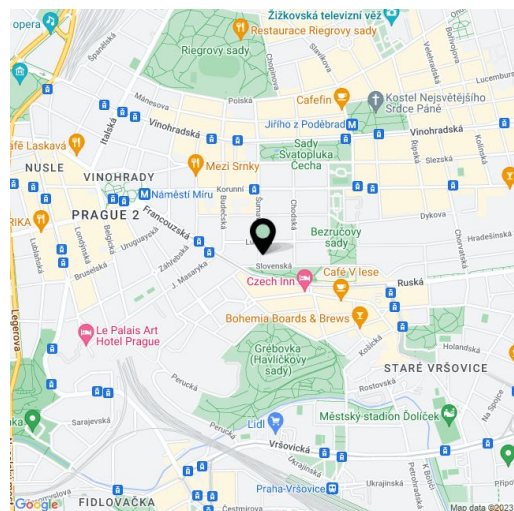
This completely renovated apartment, equipped with high quality materials and designer furniture, is located on the 2nd floor of a well-maintained classic residential building with an elevator in a popular residential area of Vinohrady. It was included in the selection of the top 10 refurbished apartments of 2017 in the "Living" section of the online iDNES journal.

The layout consists of an entrance hall with access to the guest toilet and a utility room, and on the opposite side to a generous living room with a dining area and a fully equipped kitchen with a **cooking island**. The bedroom is next to the living room and has a walk-in closet with access to the bathroom with a **separate freestanding bathtub**, shower corner, toilet, and double sink.

The airy interior of the apartment is characterized by clean lines, natural materials, **high ceilings**, and boasts preserved original features or replicas, such as new casement window frames, **new wooden parquet floors**, tiles with underfloor heating, double-wing interior doors, a massive entrance door, and **joinery radiators and cassette linings** at the entrance to the living area. In the hall, there is a built-in wardrobe, an AEG washer and dryer in the utility room, the new kitchen unit is fully equipped with modern appliances. The apartment is sold as furnished, with designer lighting and furniture: a built-in bookcase, a **Domark sofa**, a **Mazzivo bed**, a **Softline Havana Wing Chair**, and a mango wooden table made in India. **The purchase price includes all of the equipment** shown in the pictures.

A quiet and popular location with quick connections to the center, near the **Bezruč and Havlíčkovy sady parks**, within walking distance of the **Náměstí Míru** metro station with full civic amenities in the area and a number of shops, restaurants, and pubs that offer a pleasant atmosphere for meeting friends.

Interior 76.3 m<sup>2</sup>, cellar 11.1 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.



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