



## Apartment Three-bedroom (4+kk)

Sold

95 m<sup>2</sup>, Prague 3, Vinohrady, Boleslavská





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Total area	95 m <sup>2</sup>
Parking	-
Cellar	-
Service price	5 000 CZK monthly
PENB	G
Reference number	27069

Renovated apartment with original preserved features situated in a corner apartment building with a lift, close to public transport stops with direct connections to the city center.

The apartment consists of a hall connected with kitchen, a living room with a **glass niche**, 3 bedrooms (2 of which are interconnected), a utility room and a bathroom.

Recently, the apartment **underwent a renovation**. The hallway and kitchen have tile imitation wood floors. **The kitchen is fully equipped** with built-in appliances, such as an induction hob and a BOSCH oven. Restored original or replica interior doors; safety entrance door. The modern bathroom with a sink, toilet, bathtub and skylight has LED color-changing lighting. The washing machine is hidden in the utility room. Heating and water heating is provided by a **Junkers gas condensing boiler**.

The house is a **short walk from the Flora** metro station (Line A) and **two tram stops** (Radhoštská and Orionka), near the house there is a bus connecting the northern and southern parts of the city. The location is within easy reach of all services, within walking distance of the **Atrium Flora** business and entertainment center, many restaurants and cafes. Directly across the street there is a kindergarten, other private and state nurseries are nearby, as well as a primary school, and the Vinohradská hospital with an **emergency department**. Several nearby parks provide greenery.

Interior 95.4 m<sup>2</sup>. The unit is officially registered as a one-bedroom apartment with separate kitchen. For further information, please contact our office.

\* 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.

