



Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova





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Total area	116 m ²
Floor area*	108 m ²
Balcony	8 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	27142

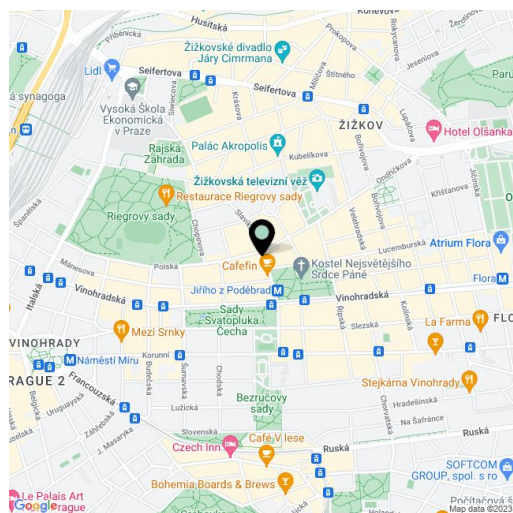
This apartment with two balconies is located on the 2nd floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for September 2019.

The layout offers a living room with a dining area and an open plan kitchen with access to a **southwest-facing balcony**, a study, 2 bedrooms (1 with an en-suite bathroom and an access to the balcony) with windows facing the courtyard, a bathroom, a guest toilet, an entrance hall, and a closet.

The apartment is offered in a completely finished state with the option of white walls finishing (i.e. before the completion of the final surfaces - floors, tiles). Facilities include **oak floors**, large-format tiles, high quality sanitary ware, **cassette interior doors** and **replicas of casement windows**, double-wing entrance doors with period mouldings, data distribution, a home phone, and a preparation for a satellite TV. Heating will be provided by a central boiler room in the basement. The purchase price includes a **cellar**.

The sought-after location provides all civic amenities and **easy access to the center** thanks to the close proximity of a tram stop and the Jiřího z Poděbrad metro station (line A). Within walking distance, there are both kindergartens and elementary schools, high schools, shops, cafes, and restaurants, the Akropolis Palace, **Mahlerovy Sady** Garden with the Žižkov TV Tower and the Sokol Královské Vinohrady swimming pool in **Riegrovy Sady Park**.

Interior 108.8 m², balcony 4.6 m² and 2.8 m², cellar.



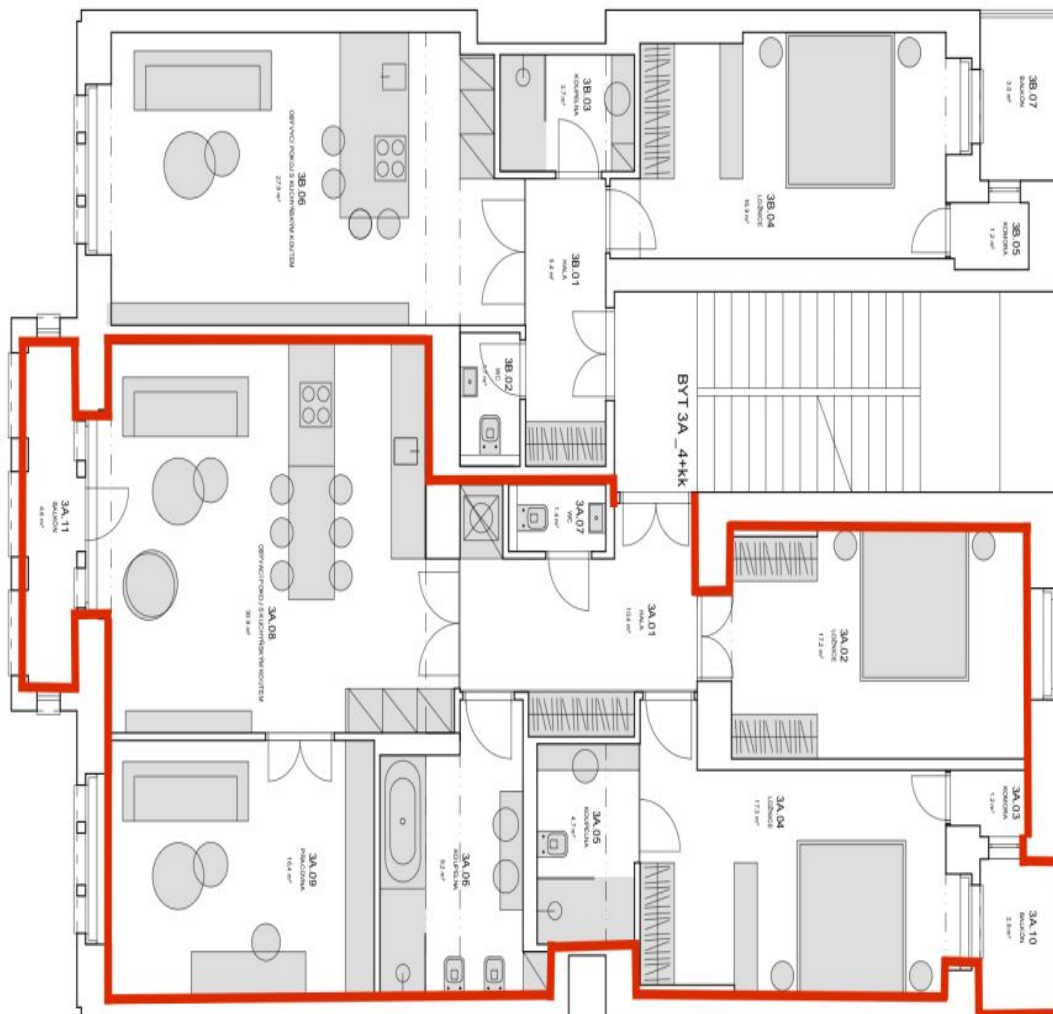
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 3A_4+kk

Č.Ú.	URČENÍ	POVRCH	POVRCH
3A_01	HÁLA	10.8	10.8
3A_02	LOŽNICE	17.2	17.2
3A_03	KOCHÁNKA	9.3	9.3
3A_04	LOŽNICE	17.2	17.2
3A_05	KOCHÁNKA	4.7	4.7
3A_06	KOCHÁNKA	8.2	8.2
3A_07	WC	1.4	1.4
3A_08	OBYTNÍ PROSTOR S KUCHYNÍ	20.8	20.8
3A_09	PRŮCHODNA	16.4	16.4
CELKEM			
		108.0	108.0
3A_10	BALKÓN	2.8	2.8
3A_11	BALKÓN	8.8	8.8