



## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Praha 3, Vinohrady, Slavíkova





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Total area	60 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27143

This apartment with a balcony 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 part of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for summer 2020.

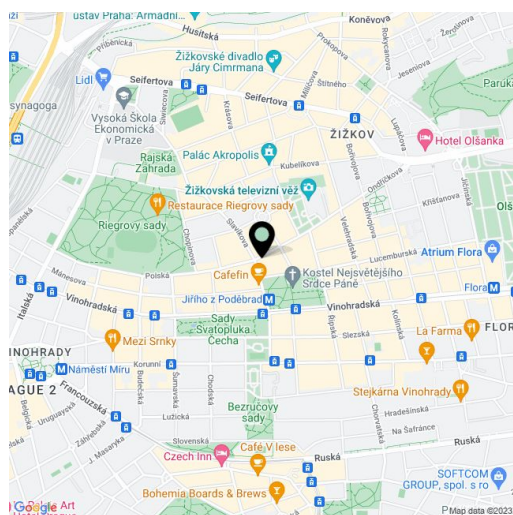
The layout consists of a living room with a dining area and an open plan kitchen, a bedroom with a closet and access to a **balcony facing the courtyard**, a bathroom with a shower, a separate toilet, and an entrance hall.

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-paned entrance doors with period mouldings, data distribution, a home phone, and a preparation for a satellite TV. Heating will be provided by the 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 56.9 m<sup>2</sup>, balcony 3.1 m<sup>2</sup>, cellar.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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