



## Apartment Two-bedroom (3+kk)

Sold

109 m<sup>2</sup>, Prague 3, Vinohrady, Slavíkova





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Total area	117 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27144

This apartment with two balconies is located on the 3rd 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.

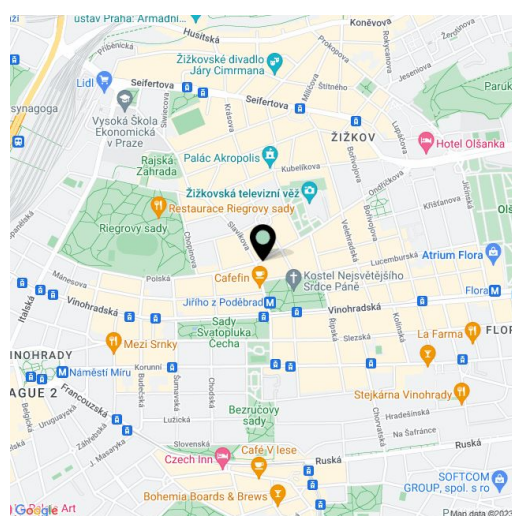
The layout consists of a living room with a dining area, open plan kitchen, and access to a balcony, 2 bedrooms with windows **facing the courtyard**, (1 with an en-suite bathroom and closet, a second with **access to a balcony**), another bathroom with a bathtub, a separate toilet, and an entrance hall.

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-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 109.3 m<sup>2</sup>, balcony 4.6 and 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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