



## Apartment Three-bedroom (4+kk)

Ask for price

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





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Total area	117 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27146

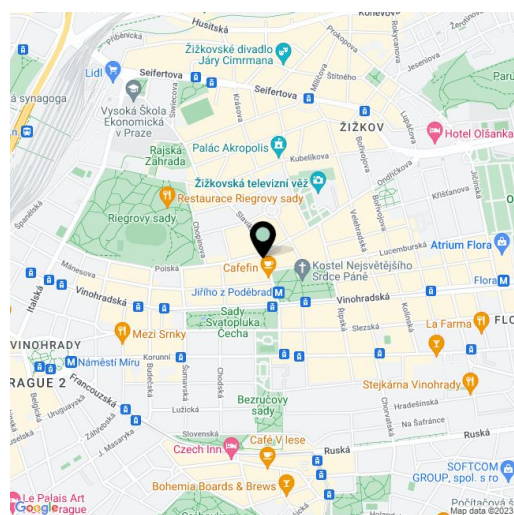
This apartment with a balcony and a bay window is located on the 4th floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the 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 a bay window, 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, restaurants, the Akropolis Palace, Mahlerovy Sady Garden with the Žižkov TV Tower, and the Sokol Královské Vinohrady swimming pool in Riegrovy Sady Park.

Interior 113.9 m<sup>2</sup>, balcony 2.8 m<sup>2</sup>, cellar.



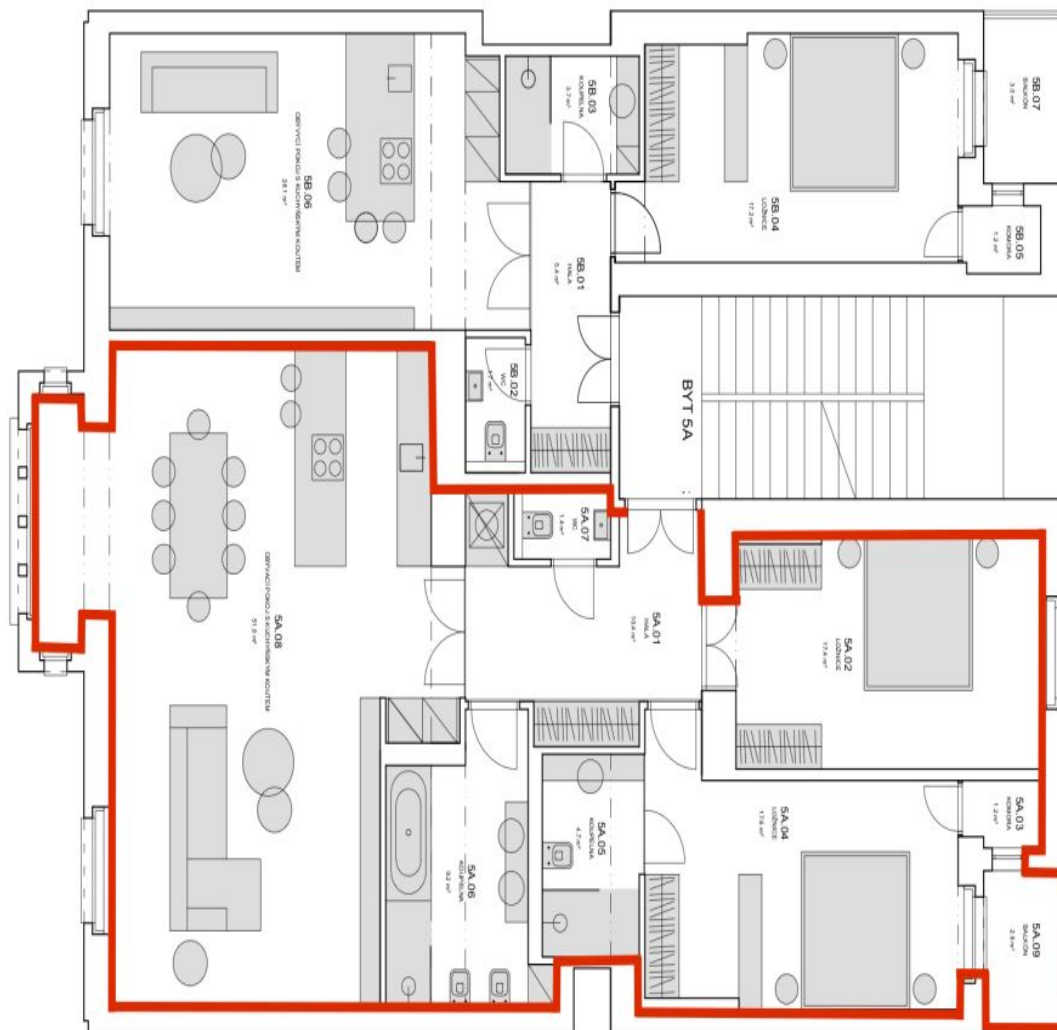
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 5A

ČM	UŽITÝ PLOŠA	PROSTOROVÁ VÝŠKA
SA.01	13,4 m <sup>2</sup>	2,04 m
SA.02	17,4 m <sup>2</sup>	2,04 m
SA.03	1,2 m <sup>2</sup>	2,04 m
SA.04	17,6 m <sup>2</sup>	2,04 m
SA.05	4,7 m <sup>2</sup>	2,04 m
SA.06	3,2 m <sup>2</sup>	2,04 m
SA.07	1,4 m <sup>2</sup>	2,04 m
SA.08	1,4 m <sup>2</sup>	2,04 m
CELKOVÁ PLOŠA		
114,0 m <sup>2</sup>		193,8 m <sup>3</sup>
BALKÓN		
		2,8 m <sup>2</sup>