



Apartment Two-bedroom (3+kk)

Sold

93 m², Praha 2, Vinohrady





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Total area	93 m ²
Parking	-
Cellar	-
Service price	3 142 CZK monthly
PENB	G
Reference number	27287

* 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.

The temporary residence unit on the ground floor with windows to the east and west is part of a completely renovated Art Nouveau building with a lift in a popular residential area with all services in a quiet street close to the orchards and parks and with excellent public transport system.

The studio consists of an entrance hall, **two bedrooms (one with en-suite bathroom)**, a separate kitchen, a bathroom and a living room. Both bedrooms are oriented eastward into a beautifully landscaped **courtyard with greenery** and an evangelical church, living room is oriented to the west to a quiet one-way **street with trees**.

The house and the individual units are **reconstructed** according to the design of the **DOMYJINAK** architectural office, which respects the original appearance of the house in common areas. In the whole studio, except bathrooms, are **oiled parquet floors** (without door sills). Modern bathrooms and the kitchen is fully equipped. **Wooden door with concealed hinges**, plastic windows. Heating by a gas boiler hidden in the hall. Part of the common areas is a separate **lockable room for prams or bikes** and a paved courtyard where a sitting is planned.

Only a few steps from the house is the Šumavská **tram stop** with direct links to the city center, and in a few minutes you can reach the **metro station A Náměstí Míru** or **Jiřího z Poděbrad**. There are many stylish restaurants, bistros and cafes in the surroundings, and the **farmers markets** are regularly held at Jiřího z Poděbrad Square. The site is also great for families with children, thanks to the proximity of kindergartens and primary schools, as well as many orchards with playgrounds: Capek Brothers orchards, Bezručovy, Svatopluka Čecha orchards or close to Riegrovy or Havlíčkovy orchards.

Photos are from a showflat.

The apartment is subject to special legal conditions.

Interior 93 m².



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