



Apartment Studio (1+kk)

70 m², Praha 2, Vinohrady

Sold





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Total area	70 m ²
Parking	-
Cellar	-
Service price	1 984 CZK monthly
PENB	G
Reference number	27293

* 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 mezzanine temporary residence unit on the 5th and 6th floor with windows to the east 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.

On the lower level, you can find a living room with kitchenette and bathroom. On the higher level, there is a bedroom oriented into a beautifully landscaped courtyard with greenery and an evangelical church. Through window, you can see the tower of Vinohradská vodárna.

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). The modern bathroom contains a shower, toilet, washbasin and a heated towel rail. The kitchen is fully equipped. Heating by a gas boiler. The apartment is equipped with a smoke detector. 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.

The apartment is subject to special legal conditions.

Interior 70 m².



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