



## Apartment Two-bedroom (3+kk)

Sold

82 m<sup>2</sup>, Praha 2, Vinohrady





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Total area	86 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27318

\* 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 apartment with a balcony oriented into a beautiful and quiet courtyard is part of a renovated Neoclassicist building on a small Vinohrady street lined by trees, close to a tram and metro station as well as to orchards and parks.

**Bright apartment** on the 5th floor (2 apartments on the floor) is offered in a **shell & core** state, so it is currently possible to choose not only floors, tiles, sanitary equipment or kitchen, but also a **disposition** according to your needs.

The unit can consist of a living room with a kitchenette and two bedrooms or one larger bedroom, another option is a division into a separate kitchen, living room and one bedroom. The apartment has a **cellar**.

One of the outside walls with three **casement windows** faces the **east** into a one-way street with grown trees, the second part of the apartment with a window and the entrance to the **balcony** is **oriented westward** into a modified **courtyard with greenery**. The common spaces of the house were renovated under the guidance of the architects from the **DELICODE studio**, who also prepared the layout of the apartment. The building has stylish, sensitively restored original features, complete with modern amenities including a **glass elevator** to the mezzanine floor. Wooden windows as well as doors are inspired by the original ones, while meeting the current parameters.

The house is located in a popular neighborhood with an impressive atmosphere. The **center and many green public parks** are within easy reach. Restaurants, bistros, cafes and groceries - all nearby. One hundred meters from the house you can find a **tram stop** from where there are **connections to the stations of all metro lines**: Náměstí Míru (within walking distance), I.P. Pavlova and Karlovo náměstí.

Interior 82 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 7,8 m<sup>2</sup>.



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