



Apartment Three-bedroom (4+kk)

Sold

129 m², Praha 3, Vinohrady





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Total area	138 m ²
Floor area*	129 m ²
Terrace	9 m ²
Parking	-
Cellar	-
Service price	1 995 CZK monthly
PENB	G
Reference number	28029

* 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.

Architects specializing in maisonettes created this bright, air-conditioned duplex apartment with a terrace. The practical layout, thoughtful details and a pleasant location easily accessible by public transport makes this apartment an ideal place for a comfortable city life.

The dominant feature of the apartment situated on the 6th floor is an east-facing living room with **extra-large skylights** that provide plenty of light and offer a view of the surroundings. The room includes a kitchen and a dining area. This floor also has a west-facing bedroom (with a window overlooking the courtyard), a bathroom, hall and utility room. The upper floor, accessible via a staircase, has another bathroom and 2 bedrooms, 1 of which has access to the **west-facing terrace**, which provides a view of the Žižkov Tower, beautifully lit at night.

High-quality materials and high standard brands were used in the apartment. The apartment has **oak floors**, Velux skylights with roller blinds, classic wooden windows with double glazing, doors with concealed hinges, **underfloor heating** in bathrooms, Vitra sanitaryware and Hansgrohe faucets. There is also a **fully integrated air conditioning system**, and in one of the upper bedrooms there is an extra air-conditioning unit. The rooms and the hall have practical built-in wardrobes. Fully equipped kitchen (including an induction hob). There is a possibility to leave the design interior furnishings in the apartment. Baxi gas boiler provides heating. The apartment has a security system, while entry to the building is via a **chip**. The building elevator leads to the mezzanine.

The Flora shopping & entertainment center, metro station and several tram stops are just a few steps from the house. There are several kindergartens and primary schools in close proximity. **Rieger's Orchards** and the Jiřího z Poděbrad square (w/ its ever-popular farmers' market) are within easy reach.

Interior 129 m², terrace 9 m².



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