



## Apartment Three-bedroom (4+kk)

Sold

129 m<sup>2</sup>, Prague 3, Vinohrady





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Total area	138 m <sup>2</sup>
Floor area*	129 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
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 m<sup>2</sup>, terrace 9 m<sup>2</sup>.



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