



## Apartment Four-bedroom (5+kk)

Sold

177 m<sup>2</sup>, Prague 2, Vinohrady, Varšavská





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Total area	198 m <sup>2</sup>
Floor area*	177 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	4 415 CZK monthly
PENB	E
Reference number	28175

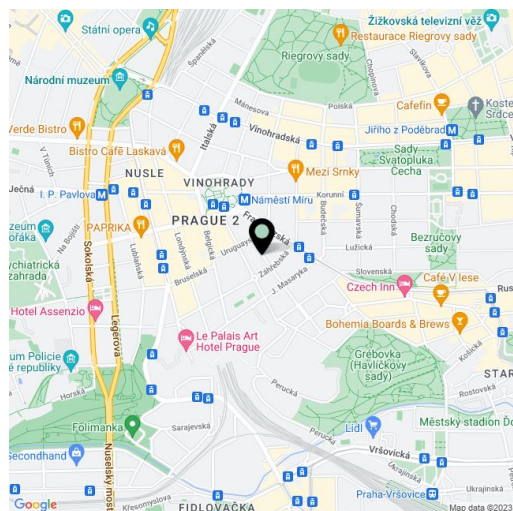
This newly built air-conditioned apartment with a western terrace and two parking spaces in a heated garage is part of a renovated apartment building with an elevator. The apartment is located in the popular district of Královské Vinohrady, just a few steps from the metro and tram stops and close to Grebovka Park.

The layout of the ground floor maisonette apartment offers on the 5th floor an open space with a living room, a preparation for a kitchen area and a staircase; the **windows of the living room are oriented to the west**. Three bedrooms are located to the east. There are also 2 bathrooms and a utility room. The upper floor consists of a bright gallery with access to a large terrace with a beautiful view that is most outstanding in the evening. The owner's declaration defines this unit as a 3-bedroom apartment. The gallery has not been counted as a bedroom and can be used as a study or a 4th bedroom (a glass partition wall can be easily added for privacy).

Features include **wooden floors** and **windows** (skylights and Euro windows), high-quality Italian tiles, **Effebiquattro** Italian doors with concealed hinges, Junkers gas boiler, **Duravit** sanitary facilities (bathtub, sink, WC, bidet, **shower with rain shower head**) air conditioning in the whole apartment. The apartment comes with **two parking spaces in a heated garage and two cellars**.

The location offers everything you need for comfortable living: fast public transport, plenty of excellent restaurants, bistros, and cosy cafes, shops, theaters and cinemas. The **Namesti Miru (line A) and I. P. Pavlova (line C)** metro stations and tram stops **are within walking distance**. There are several kindergartens and elementary schools nearby, as well as a post office and a pharmacy.

Interior 176.89 m<sup>2</sup>, terrace 21 m<sup>2</sup>.



\* 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.



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