



## Apartment One-bedroom (2+kk)

Sold

72 m<sup>2</sup>, Praha 2, Vinohrady, U Zvonařky





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Total area	87 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Jedno garážové stání
Garage	Yes
Cellar	Yes
Service price	5 008 CZK monthly
PENB	G
Reference number	28566

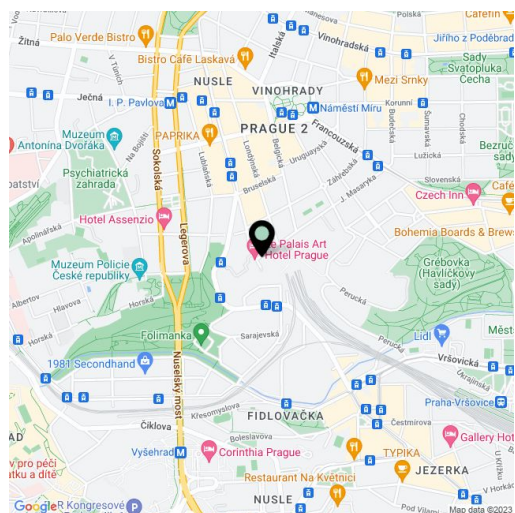
**Apartment with southeast-facing terrace and beautiful views located on the 4th floor of a modern secured residence with reception, a lift, an underground garage and private pool. The residence is located on a quiet, dead end street in the popular Vinohrady area, providing all services, a variety of greenery and close proximity to the center.**

There is a **30m living room** with kitchen, dining area, French windows and glass doors that lead to the terrace, which overlooks surrounding villas and a park. There is also a **bedroom with entrance to the terrace**, hall, bathroom and walk-in wardrobe.

The apartment features **Kährs beech floating floors** without thresholds (there are tiles in the bathroom and terraces), wood-aluminium windows with insulating double glazing and interior blinds, security entrance door, satellite TV and JUNKERS gas boiler. The bathroom is equipped with a KALDEWEI bathtub, LAUFEN washbasin and toilet and Grohe sanitary facilities, kitchen unit with Zanussi appliances. The price includes a **cellar** (approx. 4 m<sup>2</sup>), a **garage parking space** and use of a common **indoor pool**.

The excellent location offers everything needed for comfortable city living: just a 3-minute walk to a tram stop, metro stations (line A and C) as well as all services (restaurants, cafes, shops, ATMs, pharmacies, post office, etc.). The nearby **Grebovka** and **Folimanka parks** are great for sports & leisure.

Interior under NOZ 71.5 m<sup>2</sup>, terrace 15 m<sup>2</sup>, cellar 4 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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