



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	60 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garážové parkovací stání
Garage	Yes
Cellar	Yes
PENB	G
Reference number	28817

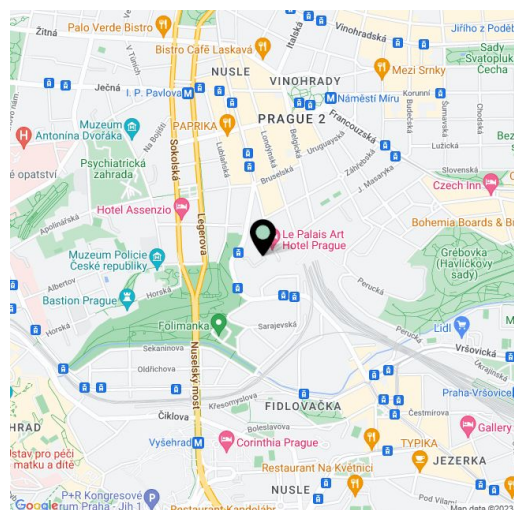
This quiet apartment with a sun balcony is located in a modern, safe residence with a reception, 24-hour security, underground garage, landscaped garden and a private pool. The residence is situated on a quiet, blind street in the popular locality of Vinohrady, an area providing all services, a lot of greenery and easy access to the center.

Due to the location of the building on a hillside, there is an entrance to the apartment on the ground floor, but the windows and the balcony are well above the ground level. From the living room with dining area and partially separated kitchen you can enter the **southwest balcony** overlooking greenery and the city. The bedroom is also orientated in the same direction. There is also an entrance hall and a bathroom (bathtub, sink, toilet and connection for washing machine).

Features include Kährs **beech floating floors** (tiles in the bathroom, kitchen and terrace), **wood-aluminium windows** with insulating double glazing, Kaldewei bathtub, Grohe and Laufen bathroom equipment, kitchen with Whirlpool appliances, security entrance door and satellite TV. A Junkers gas boiler provides heating. The apartment has a **large cellar and a garage parking space**. Furthermore, there is an **indoor pool that is part of the residence accessible via a covered walkway**.

Excellent location offers everything needed for comfortable city dwelling: there is a **tram stop 3 minutes away on foot**, while the **C and A metro stations** are also within walking distance. Although complete civic amenities are within close reach, the residence itself lies away from urban hustle and bustle. There are green areas such as **Grébovka** or **Folimanka** parks nearby.

Floor area 54.04 m<sup>2</sup>, balcony 5.51 m<sup>2</sup>, cellar 7.06 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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