



## Apartment Two-bedroom (3+kk)

Sold

89 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská





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Total area	92 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28919

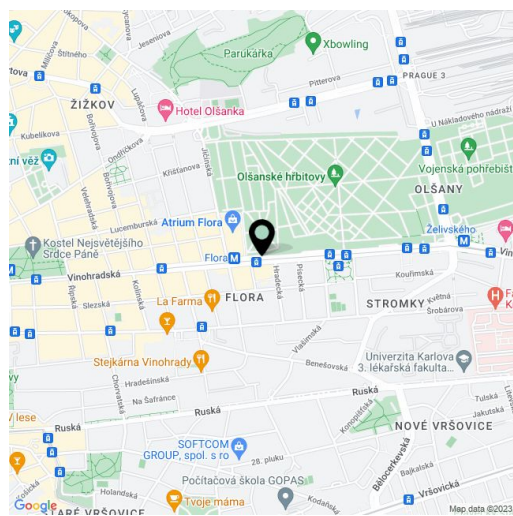
This apartment from the 1930s with a south-facing balcony overlooking the building's courtyard garden is located on the 3rd floor of the [Florian Residence](#) on Vinohrady Street, just a few steps from the Flora Metro Station. The project originates in a late Functionalist building, which will acquire attractive communal areas with designer lighting, and a revitalized courtyard with an ornamental garden and a relaxation zone with a seating and barbecue area.

The layout consists of a spacious entrance hall, a living room with preparation for a kitchen unit and **two bedrooms** with windows facing the quiet courtyard (one of the bedrooms has access to a **balcony**). Furthermore, there is a bathroom, a separate toilet and utility room.

The interior will be renovated and will feature, among other things, **new windows with noise insulation**, renovated or new **wooden parquets**, refurbished **original doors including frames**, restored cast iron radiators or new heating elements, renovated (or new) tiles, tiles and sanitary ware in the bathroom and the WC, new riser pipes, electrical wiring, painted ceilings & walls, an entry hall with LED lighting and a videophone in the lobby.

The location offers all the comfort of city living and **excellent transport accessibility** with a metro and tram stop right outside the building. A wide range of services are available in the area including many popular restaurants, stylish bistros and cozy cafes. The OC Atrium Flora shopping mall, the **farmers market** in Jiriho z Podebrad square and small shops are all nearby. Several fitness centers, yoga studios, and the nearby **Parukářka Park** and **Rieger's Orchards** provide venues for sports & leisure.

Photos are from a completed show flat in the project.  
Usable area 89.41 m<sup>2</sup> (net floor area 81.53 m<sup>2</sup>), balcony 2.75 m<sup>2</sup>.



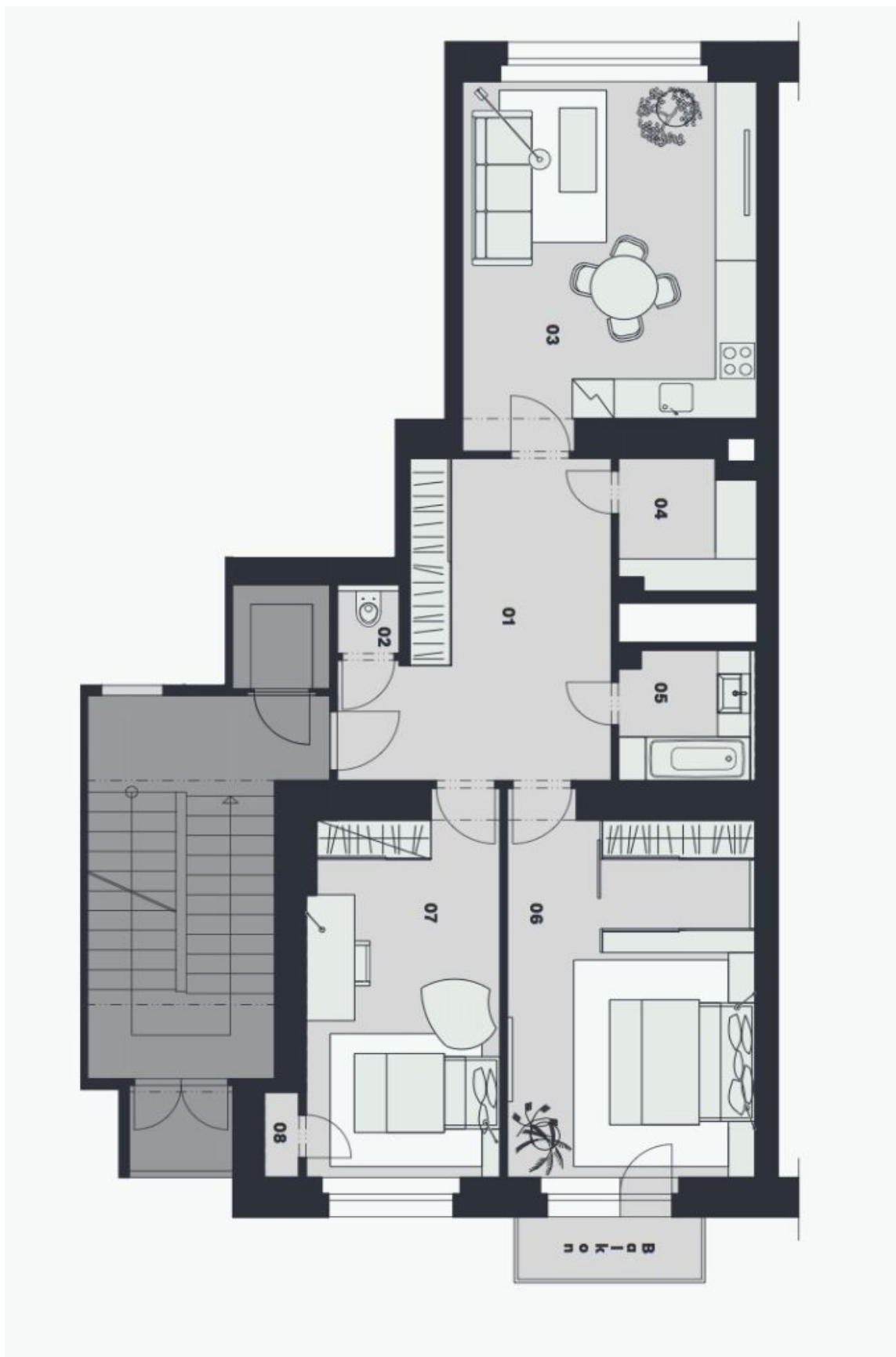
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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č.	místnost	m <sup>2</sup>
01	hala	16,12
02	wc	0,95
03	pokoj+kk	21,76
04	komora	3,77
05	koupelna	3,84
06	pokoj	19,41
07	pokoj	15,03
08	komora	0,65
podlahová plocha celkem		81,53
celková plocha dle NOZ		89,41
plocha balkonu celkem		2,75



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