



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	66 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28926

Completely renovated apartment with 2 terraces on the 6th floor of the **Florian Residence**, situated on Vinohrady Street just a few steps from 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.

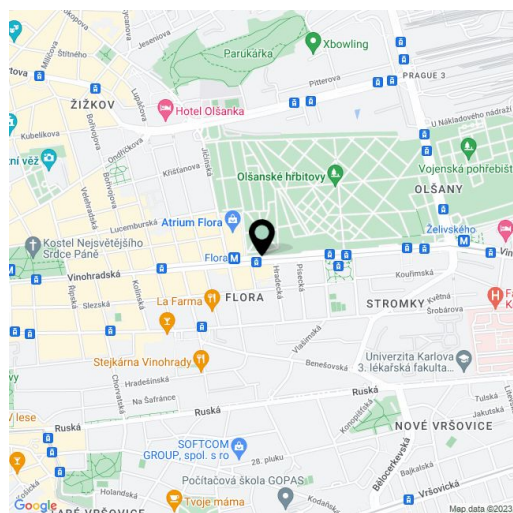
The layout consists of a spacious entrance hall, a living room with preparation for a kitchen unit and with access to a **terrace**. Furthermore, there is a bedroom with access to a second terrace, a bathroom, a separate toilet and a utility room.

Completion will include **new French windows with noise insulation, new parquet flooring**, modern equipped bathrooms with underfloor heating, new riser pipes and electric wiring, painting and a videophone in the foyer.

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 53.52 m<sup>2</sup> (net floor area 49.98 m<sup>2</sup>), terraces 5.31 + 7.54 m<sup>2</sup>



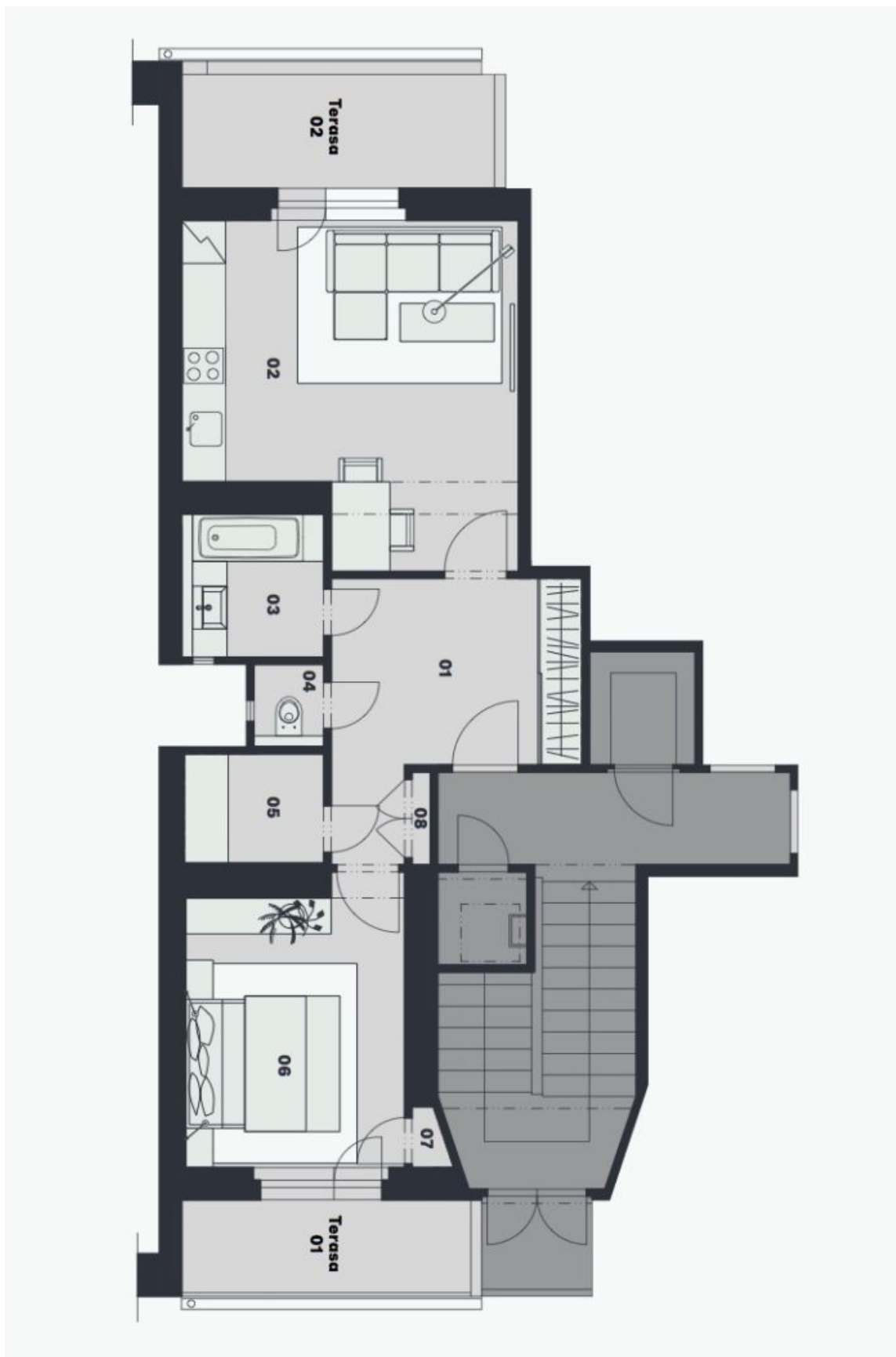
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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č.	místnost	m <sup>2</sup>
01	hala	10,29
02	pokoj+kk	19,92
03	koupelna	3,87
04	wc	1,09
05	komora	2,90
06	pokoj	11,22
07	komora	0,37
08	komora	0,32
podlahová plocha celkem		49,98
celková plocha dle NOZ		53,52
plocha terasy 01 celkem		5,31
plocha terasy 02 celkem		7,54



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