



## Apartment Four-bedroom (5+kk)

Sold

222 m<sup>2</sup>, Prague 2, Vinohrady, Pod Zvonařkou





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Total area	238 m <sup>2</sup>
Floor area*	222 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	-
Cellar	-
Service price	4 310 CZK monthly
PENB	G
Reference number	29313

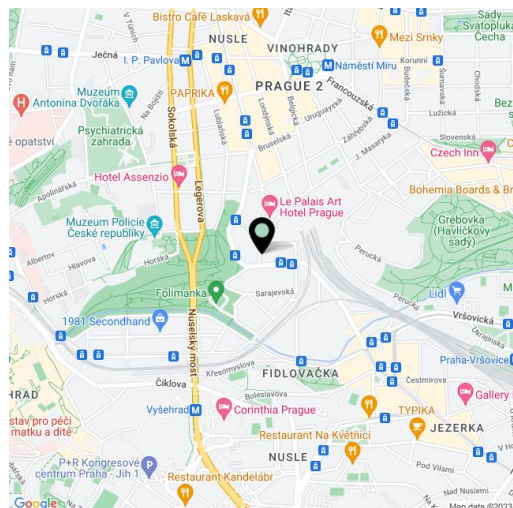
This stylishly and meticulously furnished, bright apartment with a terrace and beautiful views of the surrounding greenery is located in a well-kept Vinohrady apartment building with a lift. Popular location near romantic Grébovka Park, within easy reach of all services and the center.

The 5th floor entry level features a **living room with a fireplace**, a spacious kitchen, a separate dining room, 2 bedrooms, a bathroom, a powder room and a utility room. The upper floor consists of a bedroom, 2 walk-in wardrobes, a utility room, a staircase hall and a **south-facing terrace** accessible from the hall and the bedroom.

The apartment underwent a **complete reconstruction** and is equipped with quality furnishings and fittings, which present a comprehensive style throughout the interior. Features include classic **wooden windows**, solid wood doors & exposed beams, **air-conditioning units** in all rooms, skylights with roller shutters, built-in appliances in the kitchen, etc. A gas boiler provides heating.

The building is on a quiet one-way street, **just a short walk from a tram stop** with quick connections to the metro and the center (4 minutes to I.P. Pavlova and 10 minutes to the center), several kindergartens and elementary schools, shops, restaurants and cafes. The surrounding landscaped parks of Grébovka and Folimanka provide perfect settings for sports & leisure.

Total floor area 216.9, terrace 15.8 m<sup>2</sup>.



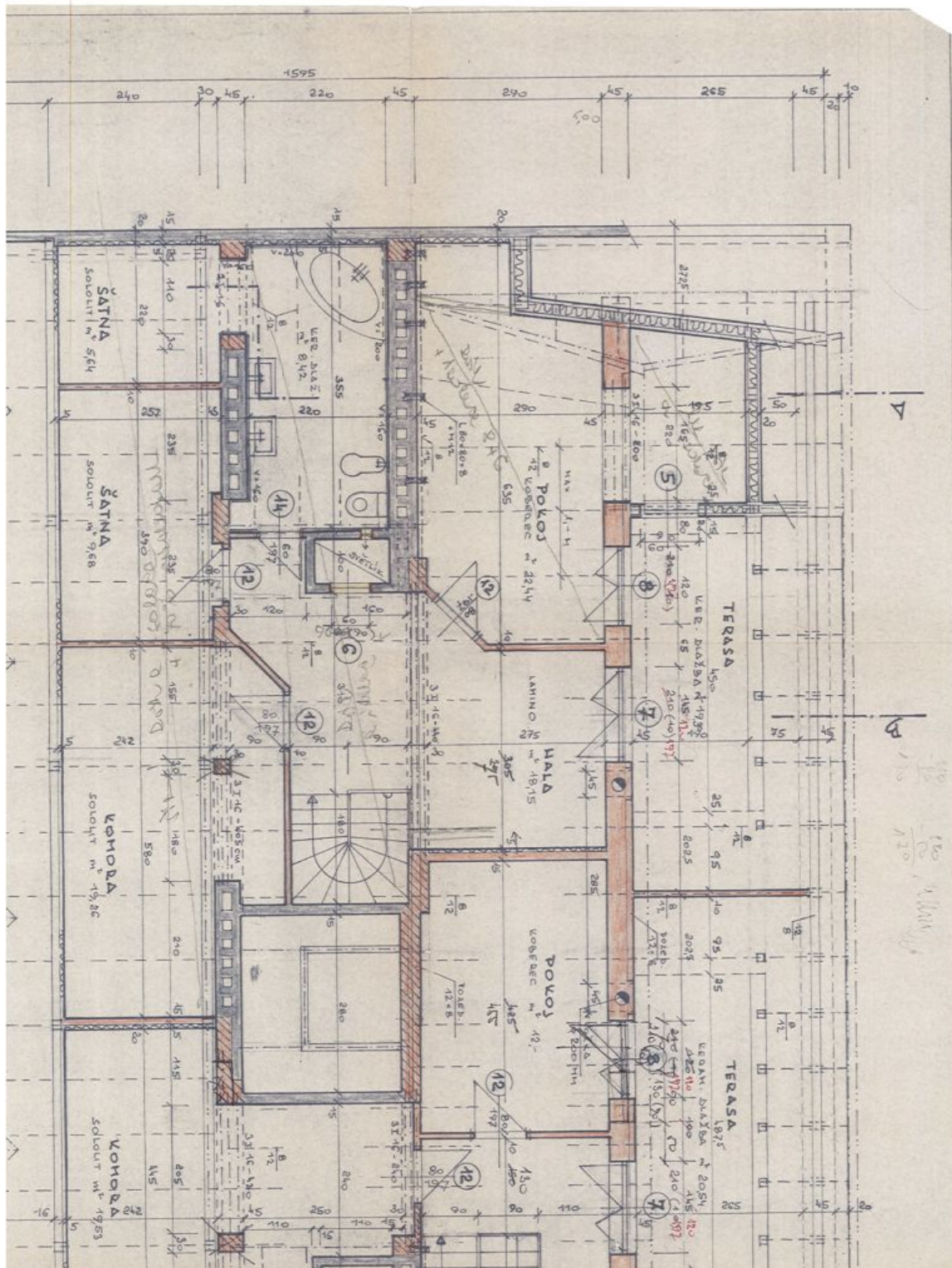
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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