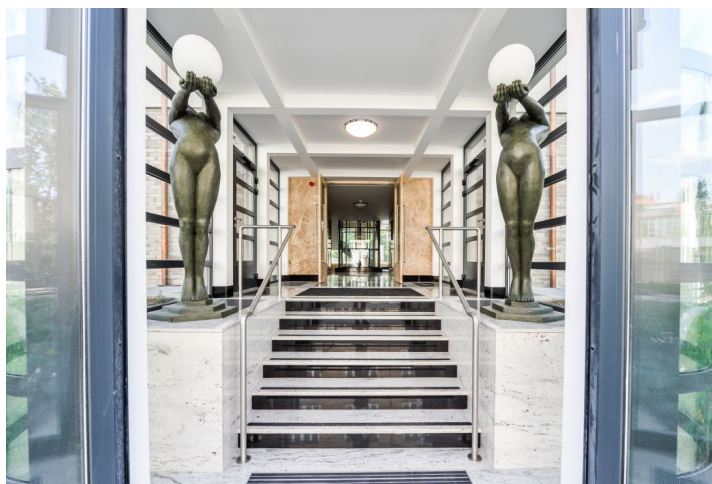




## Apartment One-bedroom (2+kk)

Ask for price

119 m<sup>2</sup>, Praha 10, Vinohrady, Hradešinská





## Apartment One-bedroom (2+kk)

Ask for price

119 m<sup>2</sup>, Praha 10, Vinohrady, Hradešinská

|                  |                    |
|------------------|--------------------|
| Total area       | 119 m <sup>2</sup> |
| Garden           | 106 m <sup>2</sup> |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | B                  |
| Reference number | 29483              |

As famous Czech writer Karel Čapek once said, "The most beautiful in the world are not things, but moments." Writers, architects, journalists, and art critics have all influenced 1930s events, including construction, which is exactly why so many beautiful timeless buildings were built... places where you don't just live but where you really experience life.

The layout of the spacious ground floor apartment on the 1st floor offers a **generous west-facing living room** with an open plan kitchen and dining area, a bedroom with a walk-in closet and a bright bathroom, a spacious foyer and hallway, a utility room, and a guest toilet.

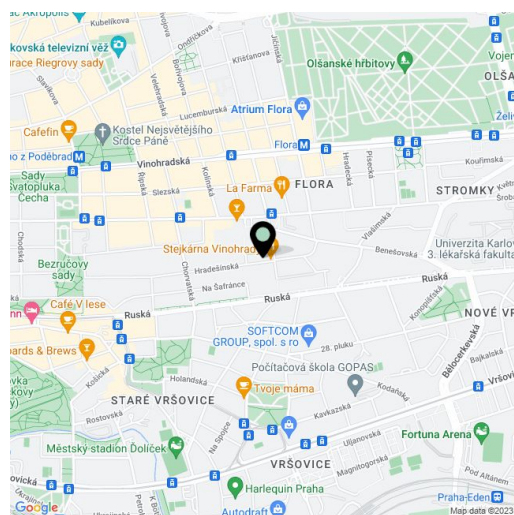
The interior will include **solid oak parquet flooring** (in waxed oil), **large-format triple-glazed wooden windows with acoustic-insulation** and remote-controlled roller blinds, high-quality interior doors, a security entrance door (class 3), a controlled ventilation system with a **regeneration unit**, Laufen, Roca, and Aquatek sanitary ware, and a preparation for an intelligent home system. The apartment comes with a **cellar unit**, garage parking spaces are offered for an additional price. The exceptional **energy-saving apartment building with a reception**, elevator, camera system, and security is **completely wheelchair accessible**.

Vinohrady - Art Nouveau and modern villas on one side, a noble villa on the other. A location where many prominent personalities of the 1930s lived, including the Čapek Brothers. Extensive green spaces can be found in the area including the **Havlíčkovy sady (Grébovka)** and **Riegrovy sady parks** and perfect infrastructure including a dense urban transport network. Within walking distance, there are several kindergartens and primary schools, theaters, restaurants, cafes and bistros, a number of small shops and a large shopping center, and the farmers markets at **Jiřího z Podebrad Square**. The center is just a few minutes away by metro and tram.

Total area 118.6 m<sup>2</sup> garden 106 m<sup>2</sup>.

**For further information (about other units as well), please contact our office.**

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



# Apartment One-bedroom (2+kk)

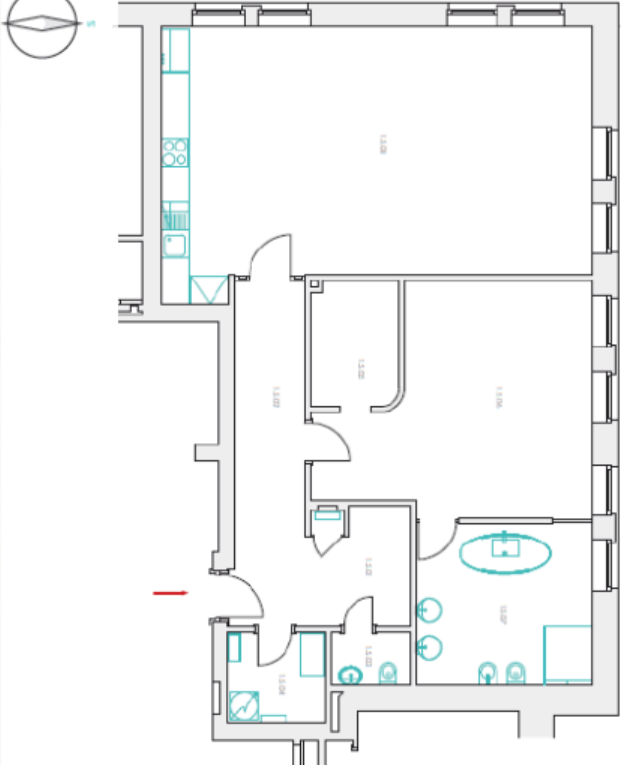
119 m<sup>2</sup>, Praha 10, Vinohrady, Hradešinská

Ask for price

**KRÁLOVSKÉ VINOHRADY**  
ulice Hradešinská

**BYT Č. 5**  
2+KK, plošná výměra bytu 118,6 m<sup>2</sup>  
2 parkovací místa v podzemní garáži  
sklep, zahrada k bytu 106 m<sup>2</sup>

**TECHNICKÉ INFORMACE**



|        |                            | podíl, plocha [m <sup>2</sup> ] |
|--------|----------------------------|---------------------------------|
| 1.5.01 | VSTUPNÍ HALA               | 8,65                            |
| 1.5.02 | CHODBA                     | 8,45                            |
| 1.5.03 | WC                         | 2,00                            |
| 1.5.04 | TECHNICKÁ MÍSTNOST, KOMORA | 4,10                            |
| 1.5.05 | SÁLNA                      | 5,00                            |
| 1.5.06 | POKOJ - LOŽNICE            | 24,25                           |
| 1.5.07 | KOUPELNA                   | 13,00                           |
| 1.5.08 | POKOJ + KUCHYŇSKÝ KOUT     | 40,60                           |

