



## Apartment Two-bedroom (3+kk)

Ask for price

173 m<sup>2</sup>, Prague 10, Vinohrady, Hradešinská





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Total area	173 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	29486

As famous Czech writer Karel Čapek once said, "Our lives are formed on a thin line between what we want and what we must do." 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 this spacious, 2nd floor apartment oriented to 2 cardinal points offers a generous living room with an open plan kitchen and a dining area. There are 2 north-facing bedrooms with a walk-in wardrobe and 1 with an en-suite bathroom, a spacious foyer and a hallway, 2 utility rooms, a bathroom, and a powder room.

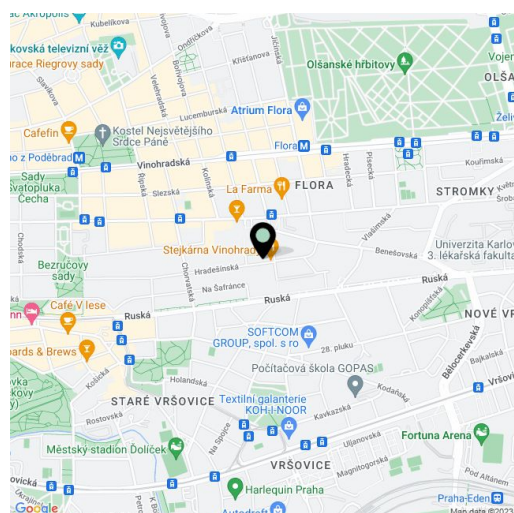
The interior will include **solid oak parquet flooring** (in waxed oil), **large-format triple-glazed wooden windows with acoustic insulation** and remote-controlled roller blinds, high-quality interior doors, a security entrance door (class 3), a controlled ventilation system with a **regeneration unit**, 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 **Riegrový 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 Poděbrad Square**. The center is just a few minutes away by metro and tram.

Total area 172.7 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.



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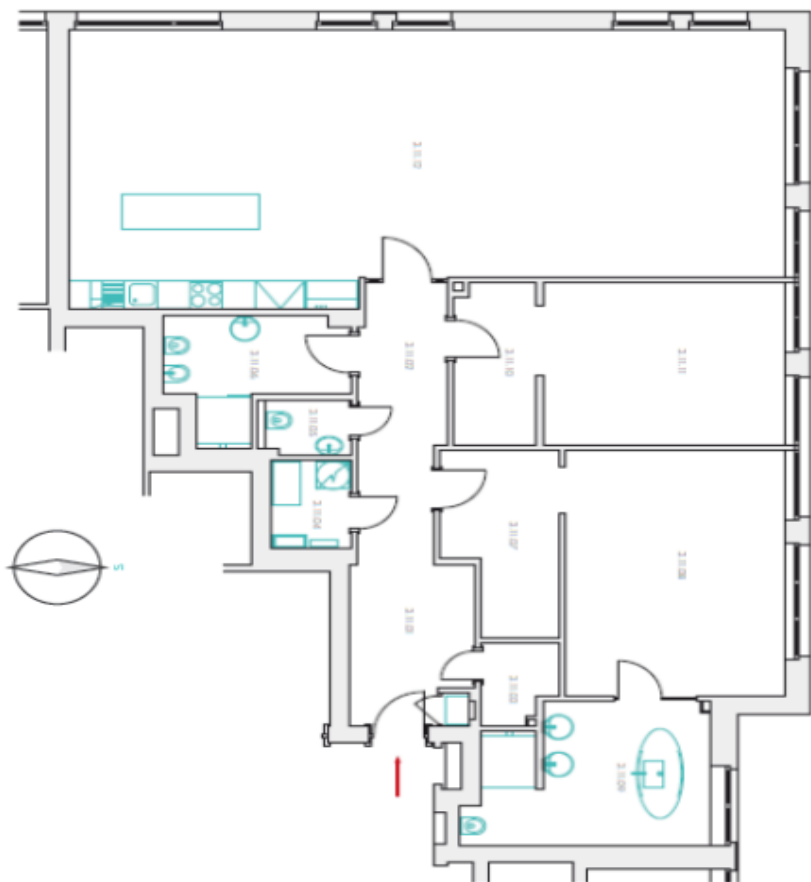
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## KRÁLOVSKÉ VINOHRADY ulice Hradešinská

BYT Č. 11

3+KK, plošná výměra bytu 172,7 m<sup>2</sup>  
3 parkovací místa v podzemní garáži,  
sklep



### TECHNICKÉ INFORMACE

	profil	plášť	pln
3.11.01	VSTUPNÍ HALA	7,90	
3.11.02	CHODBA	9,60	
3.11.03	KOMNATA	2,35	
3.11.04	TECHNICKÁ MÍSTNOST	2,85	
3.11.05	WC	1,90	
3.11.06	KOUPELNA	6,90	
3.11.07	SANNA	7,60	
3.11.08	POKOID. LOŽNICE	21,30	
3.11.09	KOUPELNA	12,45	
3.11.10	SANNA	5,35	
3.11.11	POKOID	15,40	
3.11.12	POKOID + KUCHYŇSKÝ KOUT	72,85	

