



## Apartment Three-bedroom (4+1)

Sold

152 m<sup>2</sup>, Praha 2, Vinohrady, Balbínova





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Total area	176 m <sup>2</sup>
Floor area*	152 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Parking	Parking space in the underground garage
Garage	Yes
Cellar	-
PENB	G
Reference number	3010

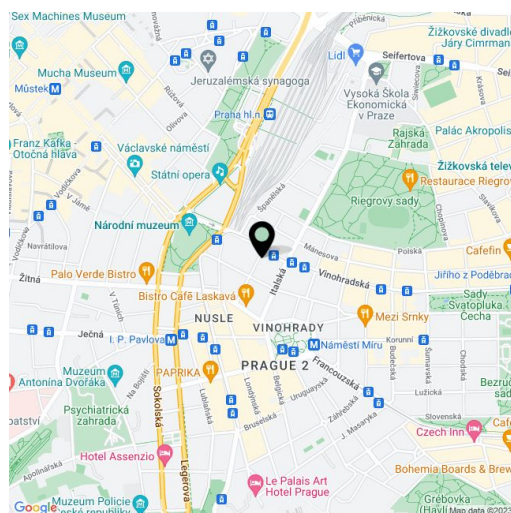
**Bright and spacious three-bedroom attic apartment situated on the top (5th) floor of a fully reconstructed turn of the century building with a lift. Located in Prague 2, Vinohrady, just a few steps from Wenceslas Square and Riegrovy Sady Park.**

The apartment features a living room with direct access to a south-east oriented terrace (23,9 m<sup>2</sup>), fully fitted eat-in kitchen with an adjoining more formal dining area, two fully appointed bathrooms, three bedrooms, walk-in closet, utility room and a WC.

Equipped with parquet flooring throughout, central gas heating, intercom, satellite connection, **air-conditioning, etc.** **The purchase price includes 1 parking space in the garage.**

One of the most sought after Prague locations in an attractive residential area of Vinohrady, just steps away from all amenities and public transport lines, including the metro at Míru square or I. P. Pavlova. In walking distance of kindergartens, schools, numerous restaurants and cafés, Na Vinohradech theater or the swimming pool at the Riegrovy sady park.

Interior 152 m<sup>2</sup>, terrace 23.9 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.