



Apartment Studio (1+kk)

30 m², Praha 2, Vinohrady, Polská

Sold





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Total area	30 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	30268

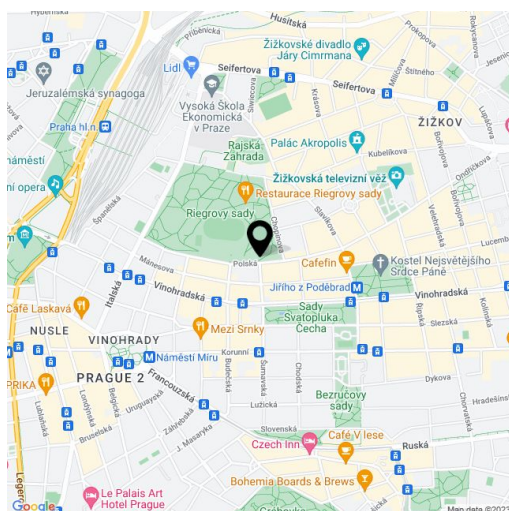
This 4th floor apartment close to Riegerovy sady park is situated in a classic apartment building with a lift in an attractive residential area of Vinohrady in Prague 2. Completion is scheduled for Q3 2018.

The layout consists of a living area with a preparation for a kitchen, a bathroom with a bathtub and toilet, and an entrance hall. The north-facing apartment boasting **views of Riegerovy sady park is offered in its original condition**. Heating is provided by a gas boiler.

The building was completely reconstructed in 2012 (hydraulic glass elevator, standpipes, new Eternit roof). In 2018, the facade and common areas, also the common garden has been repaired, and the historic entrance door will be overhauled. **New wooden windows will be installed in the apartment.**

Located in a sought-after district with all amenities and easy access to the city center by tram and the **Jiřího z Poděbrad** metro station (line A), which are located close to the house. Within walking distance, there are kindergartens and primary schools, grammar schools, shops, cafes, restaurants, Palác Akropolis, **Mahlerovy sady park**, and the TJ Sokol Vinohrady swimming pool in Riegerovy sady park.

Floor area 29.87 m², cellar 2.02 m².



* 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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