



Apartment One-bedroom (2+kk)

Ask for price

57 m², Praha 3, Vinohrady, Slavíkova





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Total area	60 m ²
Floor area*	57 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	31836

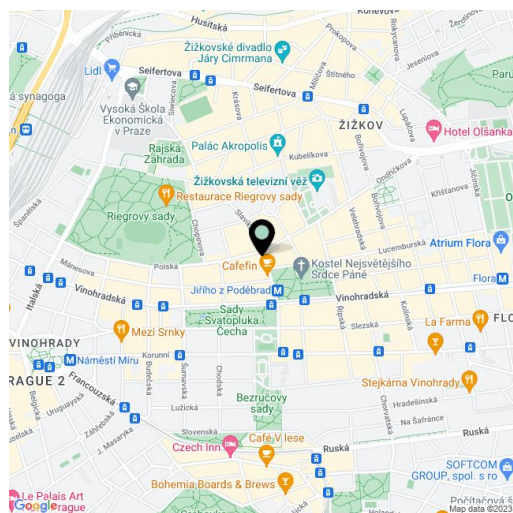
This new apartment with a balcony will be located on the 6th floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for Q2 2020.

The layout will offer a living room with a dining area, an open plan kitchen, a bedroom with **access to a balcony**, a bathroom with a toilet, an entrance hall, and a closet.

The apartment is offered in a completely finished state with the option of white walls finishing (i.e. before the completion of the final surfaces - floors, tiles). Facilities include **oak floors**, large-format tiles, high quality sanitary ware, **cassette interior doors** and **replicas of casement windows**, double-wing entrance doors with period mouldings, data distribution, a home phone, and a preparation for a satellite TV. Heating will be provided by a central boiler room in the basement. The purchase price includes a **cellar storage unit**.

The sought-after location provides all civic amenities and **easy access to the center** thanks to the close proximity of a tram stop and the Jiřího z Poděbrad metro station (line A). Within walking distance, there are both kindergartens and elementary schools, high schools, shops, cafes, and restaurants, the Akropolis Palace, **Mahlerovy Sady Garden** with the Žižkov TV Tower, and the Sokol Královské Vinohrady swimming pool in **Riegrovy Sady Park**.

Floor area 56.57 m², balcony 2.97 m², cellar.



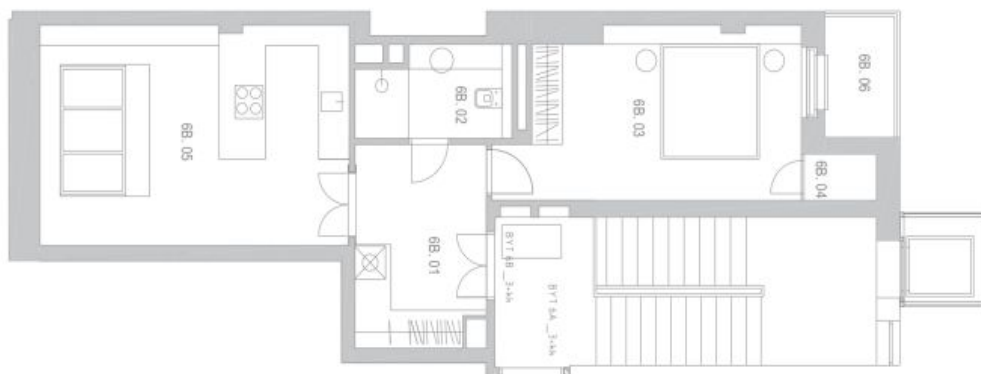
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Technická informace		Podlaží	
Číslo	Popis	Podlaží	Podlaží
68.01	Kuchyně	1.18	1.18
68.02	Obývací pokoj	17.70	17.70
68.03	Ložnice	1.18	1.18
68.04	Průchod	21.86	21.86
68.05	Průchod	21.86	21.86
68.06	Průchod	21.86	21.86
CELKOVÁ PLOCHA		86.67	86.67
Plocha podlahy (včetně balkonů)		86.67	86.67
68.99	Balkon	2.00	2.00