



## Apartment Two-bedroom (3+kk)

€ 687 576 | CZK 16 990 000

112 m², Prague 2, Vinohrady, Jana Masaryka





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Total area	119 m²
Floor area*	112 m²
Terrace	7 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	31967

This attic apartment with a south-facing terrace in the courtyard is part of a well-maintained apartment building with an elevator in an attractive part of Vinohrady, near the Havlíčkovy and Bezručovy gardens and Náměstí Míru Square.

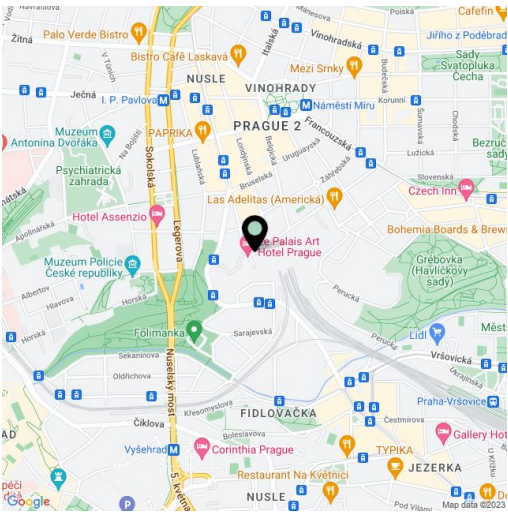
The layout of the apartment on the 4th floor consists of a living room with a kitchen, a dining room, and a **terrace** connected by wide French windows, as well as 2 separate bedrooms, an airy bathroom with a walk-in shower and toilet, a separate toilet (with a bidet shower), an entrance hall, and an **open gallery** that can be used, for example, as a study.

The interior is cozy thanks to **wooden floors** and **wooden exposed beams**. Facilities include a security entrance door, **underfloor heating** in the bathroom and toilet, **heated African granite slab** by the patio door, **built-in furniture**, and bespoke storage solutions in all rooms. The kitchen is fully equipped (including an induction hob or dishwasher); the windows can be shaded with blinds. Central heating. The apartment comes with a **cellar**. The building is well maintained and has a **modern elevator**.

One of the most attractive addresses in Prague stands out for its **excellent transport accessibility** and wide range of quality services. The surrounding area is full of quality restaurants, cafes and bars, state and private nurseries and schools, plenty of shops, and other amenities are within easy reach. There is a tram stop right by the building, and the ride to the city center takes approx. 5 minutes, while the Náměstí Míru metro station is 1 tram stop away. A short distance from the building are beautifully landscaped parks—on one side **Bezručovy Gardens**, on the other side **Grébovka Park**.

Floor area 100 m² + gallery 12 m², terrace 6.6 m², cellar 4 m².

The apartment is currently rented until September 30th, 2024.



\* 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.