



## Apartment Two-bedroom (3+kk)

Sold

124 m<sup>2</sup>, Prague 2, Vinohrady





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Total area	145 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 449 CZK monthly
PENB	G
Reference number	33342

\* 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.

This very bright air-conditioned attic apartment with a terrace was finished in 2018 and is situated on the 5th floor of a corner Neo Classical building from 1904 in a quiet dead-end street. The building stands in a location close to the city center, parks, all services, and public transport stops.

The southwest-facing brand new interior is finished to a high standard and divided into an airy living room with an open plan kitchen and dining room, 2 bedrooms, a bathroom (with a bath, shower, and 2 sinks), a guest toilet (with a washing machine and dryer connection), and a large entrance hall with a spiral staircase leading to a gallery with a preparation for a summer kitchen interconnected by a glass wall to a **spacious terrace** that provides **perfect privacy**.

The facilities include spacious **wooden Solara skylights** with electric blinds, an **LG air conditioning unit** throughout the apartment, **underfloor heating**, **wooden parquet floors**, and a complete kitchen with built-in appliances and a brand-name hood. There is a preparation for a security system; heating is provided by a WOLF gas boiler with a water tank. The building with 20 units was reconstructed only 2 years ago; a modern elevator leads to the apartment's floor (unlike many other loft conversions, where it stops at the mezzanine). The reconstruction of the entire building, including the interiors of the new apartments, was designed and supervised by **Studio Anarchitekt**.

**Vinohrady** is a popular neighborhood for foodies, cultural enthusiasts, and lovers of Art Nouveau architecture. The district offers a developed infrastructure and very fast connections to the city center by metro or tram. There are **plenty of parks** in the area; you can escape from the city's hustle and bustle, for example, in the Na Folimance, Ztracenka, Albertovské Svahy, or romantic Grébovka parks.

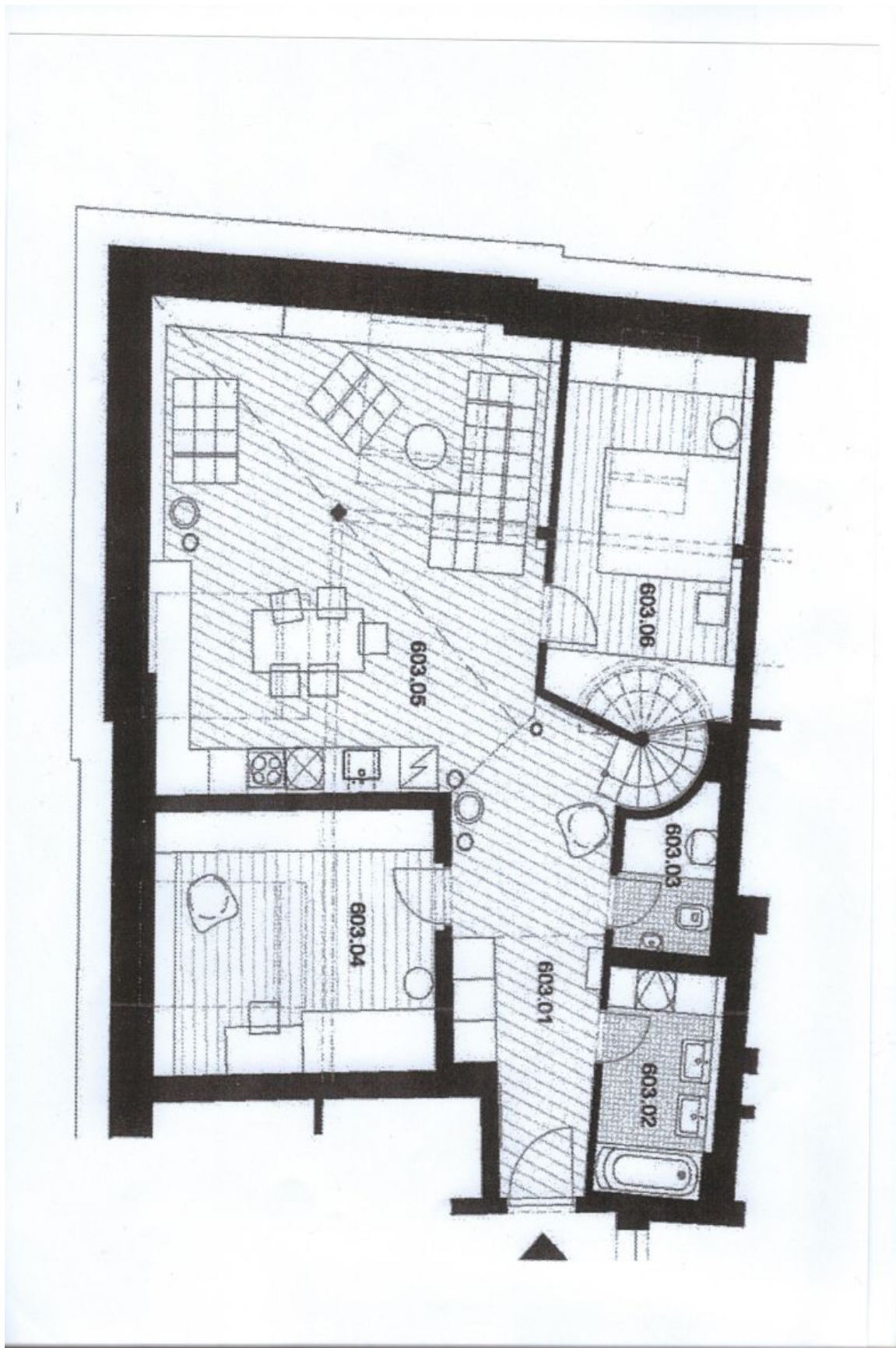
Interior 124 m<sup>2</sup>, terrace 21 m<sup>2</sup> (according to the owner's declaration, interior 114.4 m<sup>2</sup> and terrace 30.4 m<sup>2</sup>), cellar 6.50 m<sup>2</sup>



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