



## Apartment Studio (1+kk)

Sold

50 m<sup>2</sup>, Prague 3, Vinohrady, Přemyslovská





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|                  |                   |
|------------------|-------------------|
| Total area       | 58 m <sup>2</sup> |
| Floor area*      | 50 m <sup>2</sup> |
| Terrace          | 8 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 35015             |

This attic apartment with a gallery and a terrace situated on the 4th floor of a classic residential building with an elevator and a shared garden is situated in an attractive residential area of Vinohrady, just a few steps from Jiřího z Poděbrad Square.

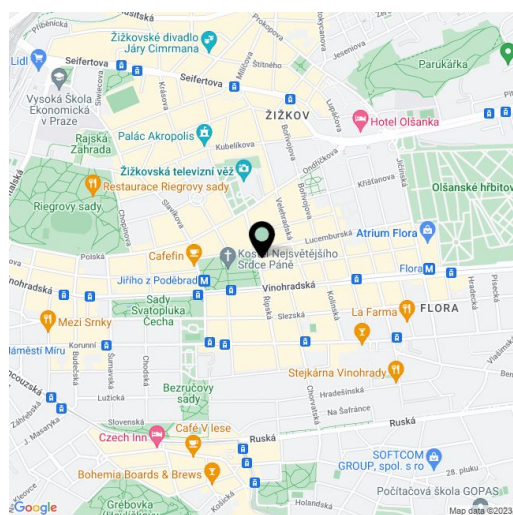
The apartment consists of a living room with a fully equipped open plan kitchen, a dining area, and access to the **terrace**, a spacious gallery (walkable height of 170 cm), a bedroom, a bathroom with a shower, bidet, and toilet, and an entry hall.

Facilities include **oak floors**, tiles, a security entry door, built-in designer storage, French windows, a Japanese futon, and Bosch kitchen appliances. Heating is by a gas boiler. **All the equipment and furniture is included in the purchase price.**

The popular neighborhood boasts all amenities and perfect access to the city center thanks to tram stops and the Jiřího z Poděbrad metro station (line A), which are located just around the corner. It is close to a kindergarten, elementary school, and high school, many shops, cafes, restaurants, and **Riegrovy Sady Park** with a playground, a sports complex, and indoor swimming pool.

Interior 38.7 m<sup>2</sup>, gallery 12 m<sup>2</sup>, terrace 8 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.