



## Apartment Three-bedroom (4+1)

Sold

96 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská





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Total area	96 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	35069

This apartment with 2 bathrooms and four separate rooms is located on the 2nd floor of an apartment building with an elevator. The popular neighborhood on the border of Vinohrady and Žižkov boasts everything you need at your fingertips. The city center is a few minutes away by metro or tram.

The layout consists of a living room, 3 separate bedrooms, 2 of them facing a quiet green courtyard, a living room with a kitchen and dining room, a bathroom with a bathtub, a second bathroom with a shower, a separate toilet, and a closet.

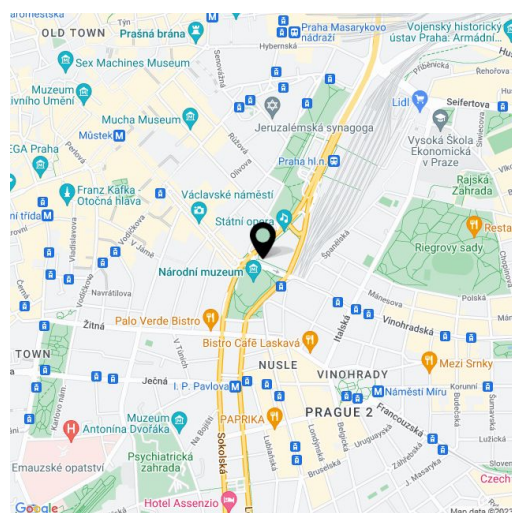
Facilities include **parquet floors**, plastic windows with blinds, a complete kitchen, and a video entry phone. Heating is by a gas boiler. The building has been reconstructed; residents have access to a shared **landscaped garden**.

The building is located near Flora and Jiřího z Poděbrad Square. Within walking distance is a large shopping and entertainment center as well as a regular farmers' market, a large number of restaurants, cafes, and shops, as well as a kindergarten and elementary school. The location is made more pleasant by the urban greenery in the **Riegerovy and Mahlerovy Gardens** and **Parukářka Park**.

Interior 95.8 m<sup>2</sup>, cellar 4.3 m<sup>2</sup>.

The unit is currently rented for CZK 32,000 plus utilities until the end of May, 2020. **Cooperative ownership**, property transfer tax does not apply.

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.