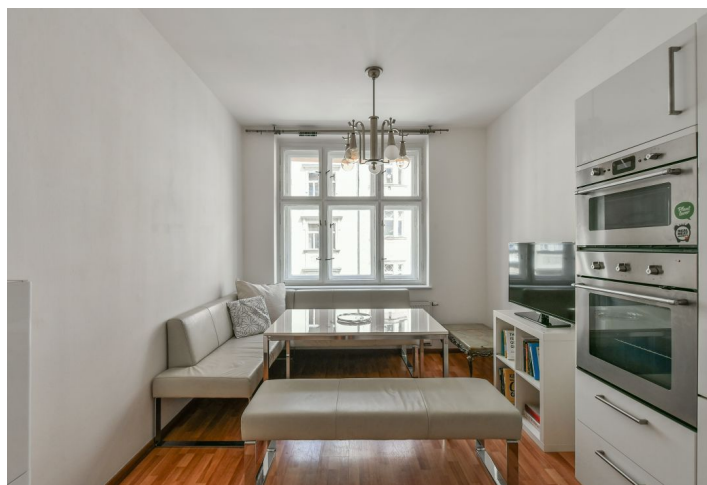




Apartment One-bedroom (2+kk)

Sold

55 m², Praha 2, Vinohrady, Polská





Apartment One-bedroom (2+kk)

Sold55 m², Praha 2, Vinohrady, Polská

Total area	55 m ²
Parking	-
Cellar	Yes
Service price	1798 CZK monthly
PENB	G
Reference number	36746

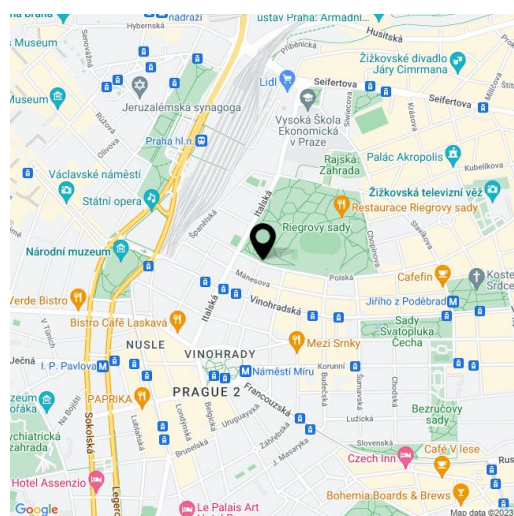
Comfortable living at a great address. In Vinohrady, in the immediate vicinity of Riegrovy Sady Park on the 2nd floor of a quiet, well maintained six-story building with an elevator and a beautiful garden in the courtyard. Spacious, sensitively renovated, and well kept apartment with excellent access to the center and within walking distance of the Jiřího z Poděbrad metro station. The future owner will appreciate that in the hot summer months the apartment will maintain a pleasant lower temperature.

The two **bright rooms** are entered from the hall, where you can also find a bathroom (shower, sink, washing machine connection) and a separate toilet. The room on the right with a **fully equipped kitchen** (gas hob, extractor hood, built-in refrigerator, classic and microwave oven) has enough space for a sitting area and a dining table. The large bedroom on the left has a **built-in wardrobe** with a mirror and offers space for building additional storage space, a work area, or a library.

Features include **original interior doors** and laminate flooring in a wood design the rooms; the rest of the apartment has ceramic tiles. The hall has a **built-in shoe rack and a cabinet for the boiler** so as not to disturb the appearance of the interior. The apartment also has a **balcony**, which is shared with the adjoining apartment, and a separate wooden **cellar**. The apartment is heated by a Junkers gas boiler. The building also has non-residential premises, which ensures **sufficient income to the repair fund**.

A big advantage is its strategic location near **the city center, Wenceslas Square, and the Main Railway Station**, with excellent access to popular **náměstí Jiřího z Poděbrad Square**. All civic amenities, shops, services, and public transport stops are within reach. Adjacent **Riegerovy Sady Park** can be used for relaxation amongst the greenery or sports activities; residents are free to use the garden in the courtyard.

Interior 54.52 m², cellar 7.65 m²



* 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.