



## Apartment One-bedroom (2+kk)

Sold

51.4 m<sup>2</sup>, Praha 2, Vinohrady, Italská





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Total area	54 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	37137

This apartment that faces a green courtyard offers sublime living in an above-standard residential project right next to náměstí Míru Square and within walking distance of Riegrovy Sady Garden. The apartment building was built at the beginning of the 20th century by the Vršovice builder Antonín Holeček, the author of many important buildings. Currently, the building is being completely renovated. Final approval is expected in January 2021.

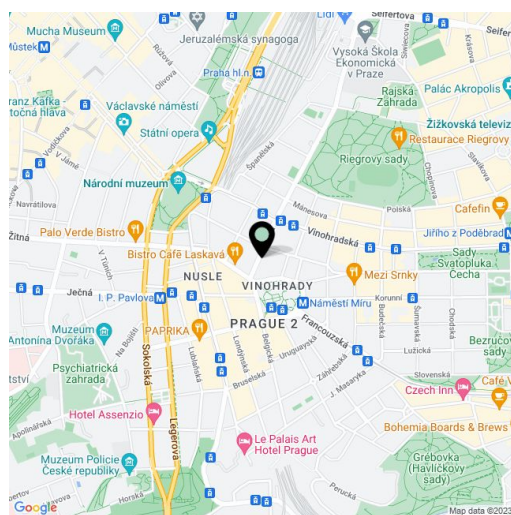
The southeast-facing 1st floor apartment consists of a living room with a loggia and a preparation for a kitchen, a bedroom, a bathroom, and a hallway. Both rooms face the quiet courtyard.

The project consists of a thorough, complete reconstruction that respects the original architect's intention, which is, however, sensitively complemented by modern amenities. The apartment boasts **first-class materials** from the world's leading manufacturers and the interior will be finished to a **standard selected by the client**. All standards include wooden casement windows, **oak parquet floors**, **Graniti Fiandre** tiles, Grohe and Laufen bathroom sanitary ware, and lacquered interior doors. Heating is by an **electric boiler**. The unit comes with a **cellar**.

The building is located in the **sophisticated Vinohrady district** near the Na Vinohrady Theater. The area is full of cafes, bistros and restaurants, shops, and businesses. It is also easily accessible—two line A metro stations (Náměstí Míru and Muzeum) and one line C station (I. P. Pavlova) are close-by. Vinohrady is home to several beautifully landscaped parks. **Riegerovy Sady Park** is right by the building and **Grébovka Park** is only a short walk away. The city center can be reached on foot in only a few minutes.

Floor area 51.7 m<sup>2</sup>, loggia 2.6 m<sup>2</sup>, cellar 2.1 m<sup>2</sup>. Visualizations are illustrative.

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.



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01	Chodba	6.58 m <sup>2</sup>
02	Obývací pokoj + kuch. kout	21.85 m <sup>2</sup>
03	Ložnice s šatnou	13.60 m <sup>2</sup>
04	Koupelna	5.99 m <sup>2</sup>
05	Lodžie	2.60 m <sup>2</sup>
06	Sklepní kóje	2.10 m <sup>2</sup>

**Celková hrubá plocha  
skl. kóje a lodžie** 56.4 m<sup>2</sup>Orientace **jihovýchodní****italska8.cz****svoboda&williams** | **CHRISTIE'S**  
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