



## Apartment Three-bedroom (4+kk)

Sold

179 m<sup>2</sup>, Prague 2, Vinohrady, Záhřebská





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Total area	204 m <sup>2</sup>
Floor area*	179 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Garden	109 m <sup>2</sup>
Parking	1 000 000 CZK
Garage	Yes
Cellar	Yes
PENB	G
Reference number	37435

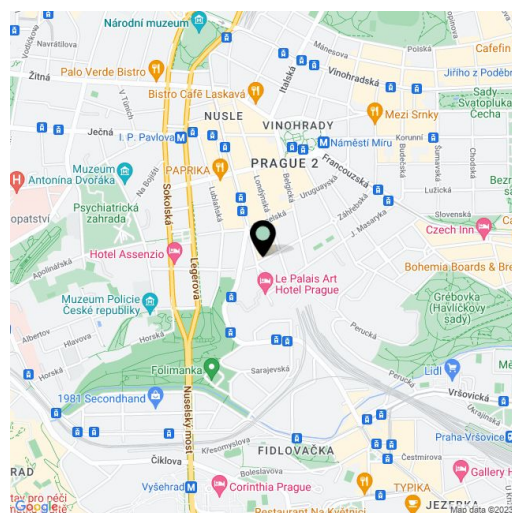
This elegant apartment designed by an architect with high-end facilities, parking, and its own garden is on the 1st floor of a residence with an elevator, which was created through the reconstruction of an apartment building from 1890 in the most sought-after part of Vinohrady, on Záhřebská Street, right next to a square with an iconic fountain.

The layout offers a generously sized **air-conditioned** living room with a dining area, kitchen, and access to the **terrace and garden**, as well as a master bedroom with an en-suite bathroom (**whirlpool bath**, shower, 2 sinks, toilet with a bidet shower), 2 other bedrooms, a central bathroom (**sauna**, shower), a separate toilet, a spacious entrance hall, and a utility room.

Facilities include **wooden floors**, a complete kitchen with **Siemens** appliances (including a **wine cooler** or coffee machine), a large amount of built-in storage space, designer lighting, a **bio fireplace**, a home theater (projector and projection screen), an awning on the terrace, garden lighting, a security entrance door, security system, heated floors in bathrooms, and air-conditioning. Heating is provided by an electric boiler. The price includes a **parking space** in the building's underground garage. Built in the style of the French Renaissance and Mannerism by the builder Václav Kaur from the end of the 19th century, the building has been **sensitively reconstructed** under the guidance of architect Petr Franta. It has an elevator and chip access, and a professional gardener takes care of the greenery.

This sought-after residential location stands out for its wide range of high-level services and very quick access to the city center. The building is located just a 2-minute walk from the metro station and tram stops on Náměstí Míru Square, near **Havlíčkovy Sady Garden**, a park designed in the English style. A number of quality restaurants, cozy cafes, and schools (private and state) are nearby, including the **Lauder School**. The cultivated district is adorned with many architecturally interesting buildings, for example, the nearby **Osvěta Villa**, where T.G. Masaryk once lived.

Floor area 179.1 m<sup>2</sup>, terrace 25 m<sup>2</sup>, garden 108.9 m<sup>2</sup>, cellar 4.1 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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