



## Apartment One-bedroom (2+kk)

Sold

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

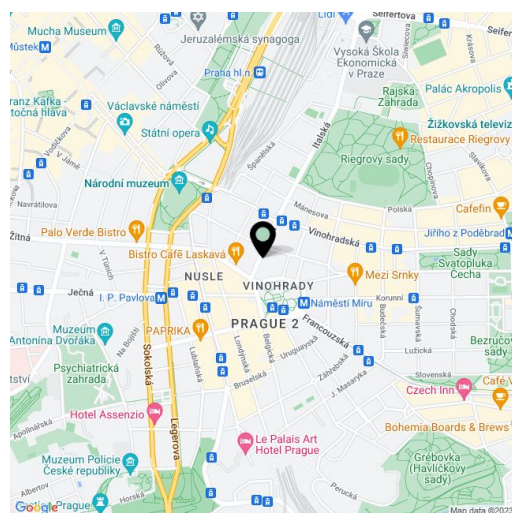




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Total area	59 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	37629



\* 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.

This apartment situated in an above-standard residential project offers sublime living on Italská Street right next to náměstí Míru Square and within walking distance of the city center and several park. Built at the beginning of the 20th century by the important architect and builder Antonín Holeček, the apartment building is currently being completely renovated. Final approval is expected in December 2020.

The unit on the 3rd floor, facing the street, consists of a living room with a preparation for a kitchen, a bedroom with a balcony, a bathroom, a separate toilet, and a hallway.

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 58.2 m<sup>2</sup>, balcony 0.9 m<sup>2</sup>, cellar 2.1 m<sup>2</sup>. The photo is of a model apartment, visualizations are illustrative.

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



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