



## Apartment Two-bedroom (3+kk)

Sold

80 m<sup>2</sup>, Prague 2, Vinohrady, Šumavská





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Total area	80 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	37966

This completely renovated apartment is located on the 2nd floor of a classic Vinohrady apartment building in a sought-after location between náměstí Míru and Jiřího z Poděbrad squares. This classy district with many parks offers a wide range of high-level services and easy access to public transport.

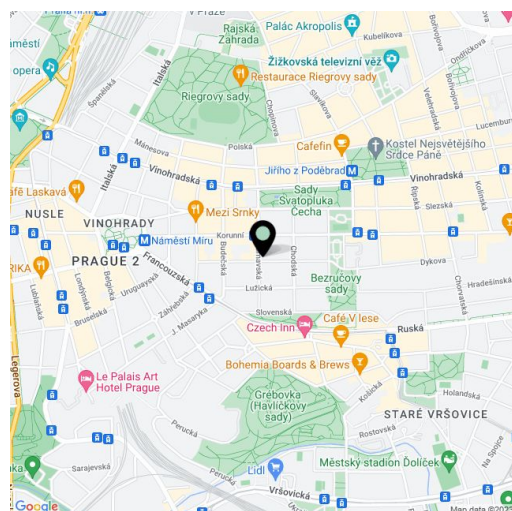
The layout consists of a living room with a kitchen, 2 spacious bedrooms, an entrance hall with fitted wardrobes, a bathroom (with a shower and bathtub), and a separate toilet. All windows face west towards Šumavská Street, which is **lined with trees**.

New windows are **wooden casement**, new **parquet floors**. The apartment and building have been completely reconstructed. Heating is provided by a gas boiler. You can use a shared **balcony towards the courtyard** accessible from the mezzanine.

The location in the **city's monument zone** is distinguished by a number of architecturally significant villas and rich greenery. It is situated near the Bratří Čapků, Svatopluk Čech, or Bezručová parks and romantic **Havlíčkovy sady (Grébovka)**. Basic services needed for everyday life (post office, shops, cafes, and restaurants), but also the **Vinohrady Theater** or the Pilotů cinema will be at your fingertips. Easy connections to the city center are provided by trams from nearby stops and the nearby line A metro station.

Interior 79.57 m<sup>2</sup>.

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.