



## Apartment Three-bedroom (4+kk)

Sold

133.5 m<sup>2</sup>, Prague 3, Vinohrady, Bořivojova





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Total area	146 m <sup>2</sup>
Floor area*	134 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Parking space at an extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38478

This new air-conditioned penthouse is part of a historic apartment building that is being renovated. Offering comfortable 21st century living standards, the sensitively reconstructed apartment building stands on a recently revitalized square in Vinohrady close to the city center.

Construction will start in July 2021; the expected completion date is summer 2023.

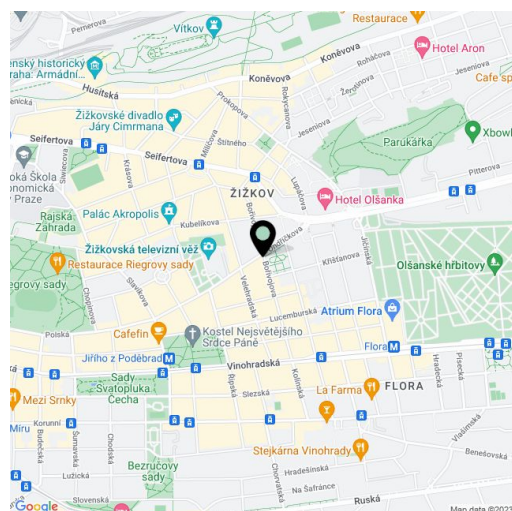
The floor area of the duplex apartment is spread out over the 4th and 5th floors of the building. On the lower level, there is a master bedroom with a dressing room, en-suite bathroom, and **balcony**, two bedrooms, another bathroom, and an entrance hall with a staircase leading to the attic. There is a large open living area with a kitchen and **terrace**, a hallway, and a toilet.

The apartment will be handed over with fully equipped bathrooms, **air-conditioning**, **wooden floors**, double-wing lacquered doors, single-wing doors with concealed hinges, security entrance doors (replicas of the original period doors), large-format tiles, Kludi bathroom faucets, and light fixtures (no hanging ones). A **bio fireplace** can be installed in the living room. Heating is provided by the gas house boiler room in the building. It is possible to purchase a **parking space** in the courtyard.

The building is located near the city center, on the border of Žižkov and Vinohrady, where everything you need for everyday life—shops including a supermarket, a post office, a pharmacy, playgrounds, a kindergarten, an elementary school, restaurants, and cafes—is nearby. A tram stop is a 5-minute walk away. **Jiřího z Poděbrad Square** with a metro station, bistros, cafés, and **farmer's markets** is within walking distance.

Floor area 134,1 m<sup>2</sup>, balcony 1 m<sup>2</sup>, terrace 11.4 m<sup>2</sup>, cellar 2 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.