



Apartment Two-bedroom (3+kk)

Sold

91.7 m², Praha 3, Vinohrady, Hradecká





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Total area	307 m ²
Floor area*	92 m ²
Terrace	215 m ²
Parking	-
Cellar	-
Service price	6 526 CZK monthly
PENB	G
Reference number	39873

This bright, modern furnished 2-bedroom apartment with a large terrace (215 sq. m.) with the possibility of further use and beautiful, unobstructed views of the city is situated on the 7th, topmost floor of a building with a security guard. It is located in Flora, a place with maximum civic amenities, right next to a metro station and tram stop.

The layout of the apartment consists of an entrance hall, a living room with a kitchen, two bedrooms, a **bathroom** with a bathtub and toilet, and a separate toilet. The living room, one of the bedrooms, and the kitchen have access to a practically **wraparound terrace**.

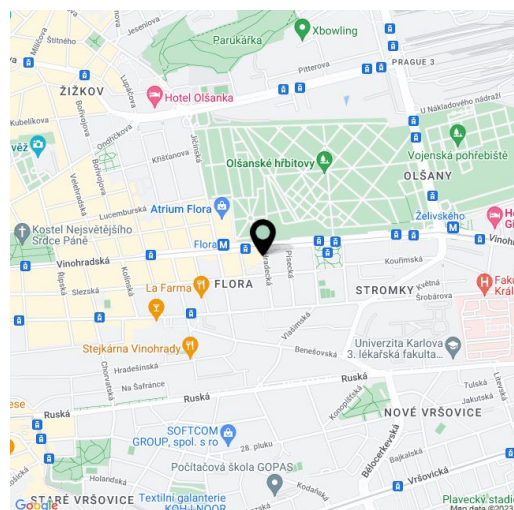
The building was built in **1999**, and so it offers **comfortable** living in a district with interesting historic architecture. Facilities include **wooden oak floors**, tiles in the bathroom, and Sapeli interior doors. One of the bedrooms has new aluminum windows, the rest of the apartment is fitted with **wooden Euro windows** with double-glazed panes; large windows in the kitchen. There are outdoor blinds on the windows. The kitchen is fully equipped, additional storage space is provided by built-in wardrobes in the hallway and in the bedroom. The living room has **air-conditioning**, heating is central remote. You can relax on a **large terrace with views** of municipal waterworks and the city skyline. The **greenery** on the terrace will remain there for the new residents. The building has a security guard and administrator; a new facade will be completed in the fall. It is possible to **rent a parking space** or park in the zone for residents in front of the building.

The location offers great civic amenities, also thanks to the nearby **Atrium Flora shopping center** with shops, restaurants, and movie theaters. Directly in the **passage of the building** is a supermarket, post office, fitness center, and many other **services**. The large Olšany cemeteries with their tall, old trees are nearby and the **Parukářka, Riegerovy Sady, and Havlíčkovy Sady parks** are within walking distance. The **Flora metro station and tram stop** is a **few steps away**.

Available from January 2022.

Interior 91.7 m², terrace 215 m².

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



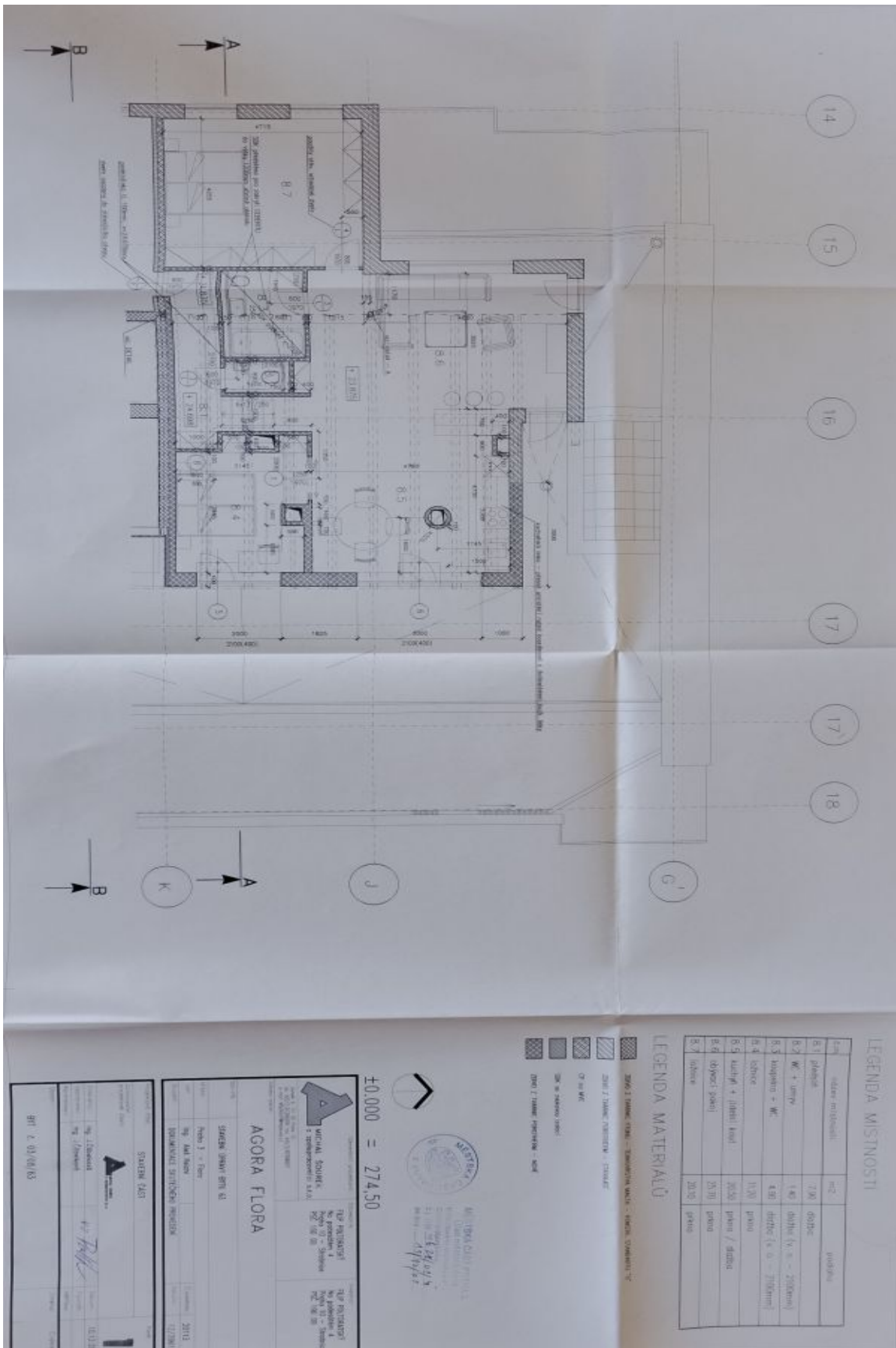
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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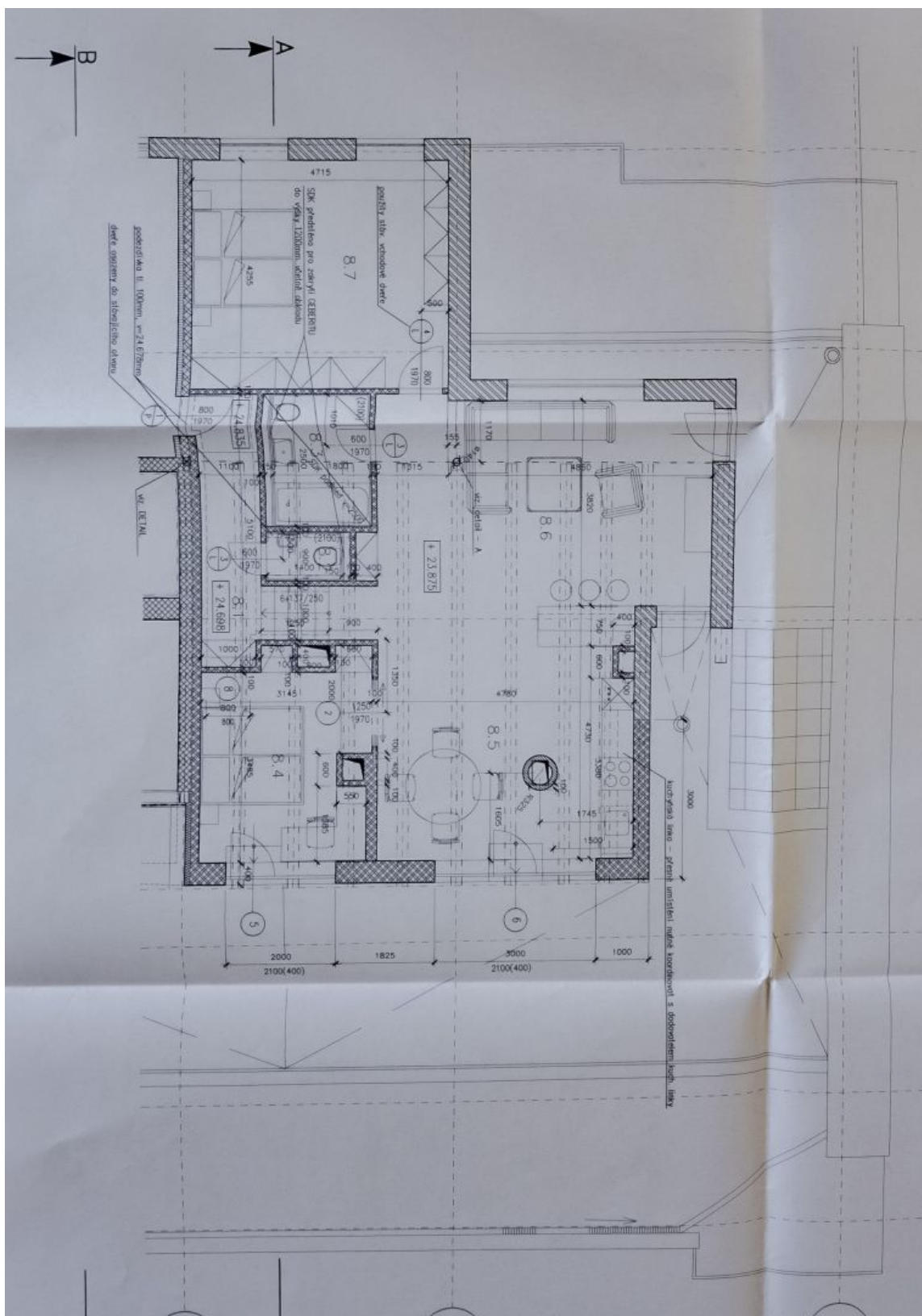




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