



Apartment Four-bedroom (5+1)

Ask for price

181.9 m², Prague 2, Vinohrady, Americká





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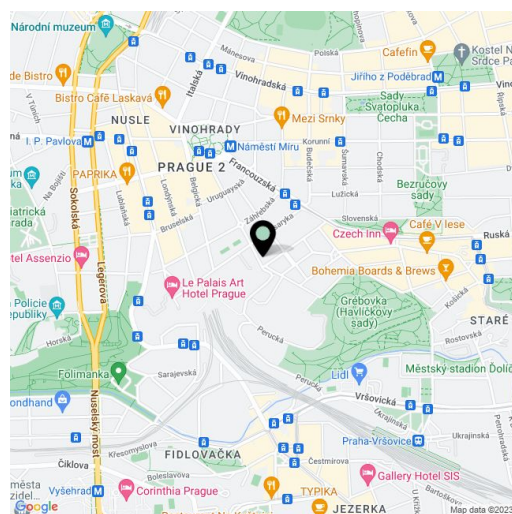
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|------------------|-------------------------|
| Total area | 182 m ² |
| Parking | 2 garage parking spaces |
| Cellar | Yes |
| PENB | C |
| Reference number | 39960 |

This elegant, premium standard apartment with large French windows is situated on the 1st floor of the boutique residence surrounded by greenery in an attractive part of Vinohrady near the famous Villa Osvěta and Havlíčkovy Sady Park.

The layout is divided into a social section with a large living room **overlooking the greenery** and connected to the kitchen and dining area. The quiet parts of the apartment are located on both sides of the living room. To the right is the master bedroom with **generously sized walk-in closet**, bathroom with tub, and a second bedroom that can be used as a study. On the left are two bedrooms, a second bathroom, and a utility room.

The interior was designed by a **renowned architect** and the **quality furniture was made to measure** according to her design. The fully equipped timeless kitchen is equipped with **Miele appliances**. Above-standard facilities include high ceilings, bright and airy rooms, quality materials, **floors made of solid American walnut wood**, sanitary ware is by Kaldewei and **Hansgrohe, Axor Starck series**, built-in wardrobes in white high-gloss finish provide **plenty of storage space**, motorized window blinds, Next security doors, smoke detectors, and a security monitoring system for both the apartment and the entire building. The apartment comes with **2 garage parking spaces and a cellar storage unit**. The land is adjacent to the garden of Villa Osvěta, where T.G. Masaryk lived for some time and where his son Jan was born. The residential project was completed in 2005 and consists of 4 villas located in an **enclosed private 7,000 m² garden with a barbecue area or two gazebos**.



* 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.

The sought-after Vinohrady district is located in the vicinity of the city center, which can be reached in a few minutes by metro or tram. The ride to the **I.P. Pavlova station or Náměstí Míru takes only a few minutes**. Traveling by car is easy thanks to the quick connection to the highway. There are several private and public schools in the area, including the Lauder kindergarten, primary school, and high school, and a **large number of cafes, bistros, and restaurants**. Romantic **Havlíčkovy Sady Park** with children's playgrounds, views of Prague, or a vineyard pavilion with a café is nearby.

Floor area 181.9 m².



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