



## Apartment One-bedroom (2+1)

Sold

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





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Total area	82 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	—
Cellar	Yes
PENB	B
Reference number	40583

This premium, air-conditioned duplex apartment with a terrace is part of a historic building that is currently 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. Completion scheduled for summer 2023.

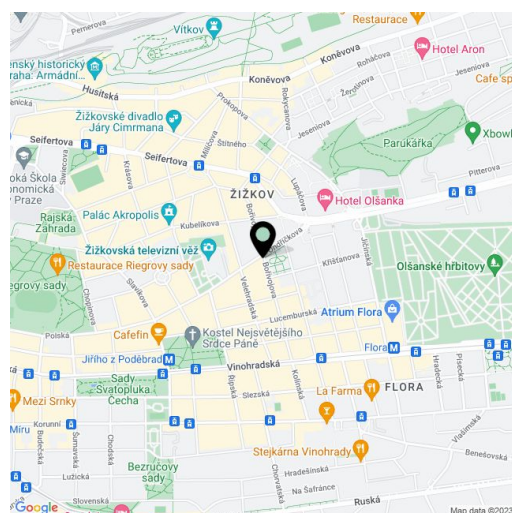
On the entrance level (on the 4th floor of the building), there is a bedroom, a bathroom, a separate toilet, an entrance hall, and an office niche. In the attic, there is a living room with a kitchen, dining area, and access to the terrace, a toilet, and a foyer.

Facilities will include finished bathrooms, **air-conditioning**, **wooden floors**, double-wing lacquered doors, single-wing doors with concealed hinges, security entrance doors created according to the original period doors, **large-format tiles**, Kludi bathroom faucets, and light fixtures in the bathrooms and corridors. Heating and hot water is provided by the gas boiler room in the building. It is possible to purchase a **cellar storage unit** for CZK 150,000.

Attractively located on the border of Žižkov and Vinohrady, the building stands right by a **beautiful park** and playground that have recently been created. Shops, including a supermarket, a post office, a pharmacy, a kindergarten, an elementary school, an art school, restaurants, and cafés are all nearby. It is close to **Mahlerovy Garden**, where one of Prague's landmarks, the **Žižkov TV Tower**, stands. A tram stop (no.9) is a 5-minute walk away. **Jiřího z Poděbrad Square with a metro station** is within walking distance.

The visualizations are of an illustrative nature only.

Floor area 72.8 m<sup>2</sup>, terrace 9 m<sup>2</sup>.



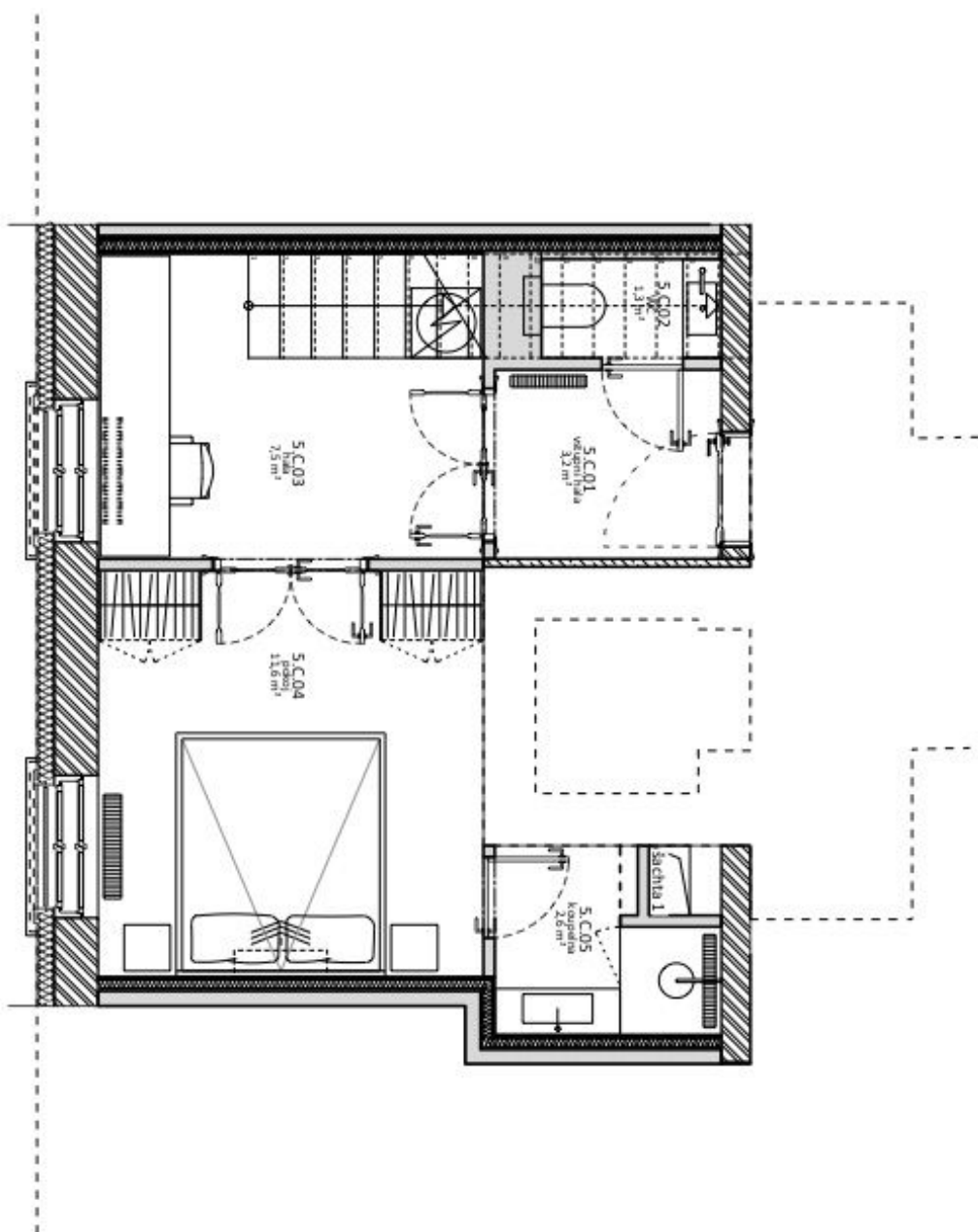
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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