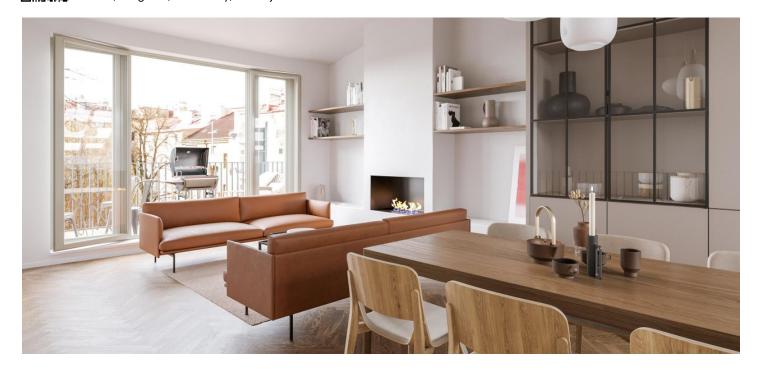
Sold

73 m², Prague 3, Vinohrady, Bořivojova











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Sold

73 m², Prague 3, Vinohrady, Bořivojova

Total area	82 m²
Floor area*	73 m²
Terrace	9 m²
Parking	-
Cellar	Yes
PENB	В
Reference number	40583



\* 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.

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 coridors. 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.

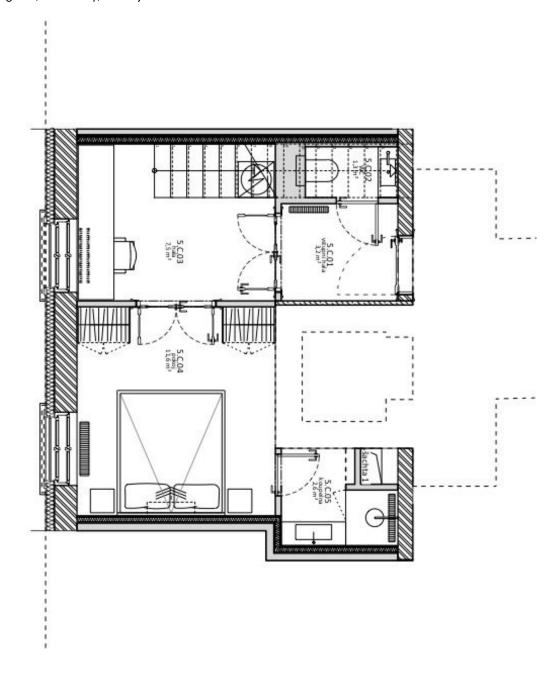
The visualizations are of an illustrative nature only.

Floor area 72.8 m², terrace 9 m².



Sold

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