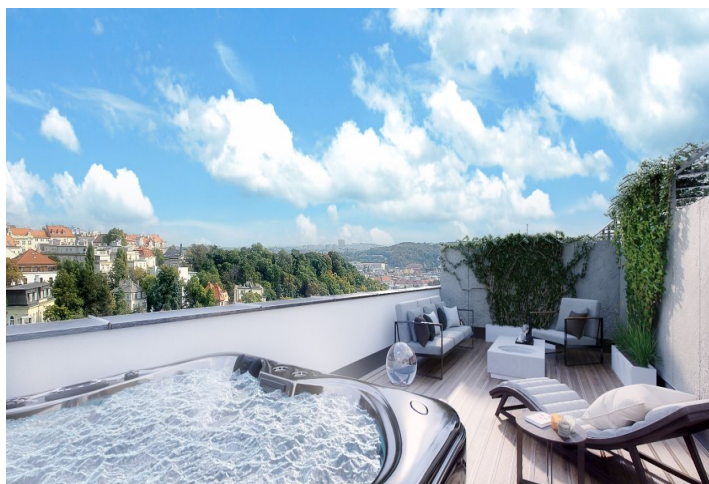




## Apartment Three-bedroom (4+kk)

€ 1 258 383 | CZK 31 900 000

169 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka





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Total area	223 m <sup>2</sup>
Floor area*	169 m <sup>2</sup>
Terrace	54 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	40740

This superb spacious attic apartment with a large southeast-facing rooftop terrace will be created as part of the complete reconstruction of a historic corner apartment building with a great address in a quiet part of **Vinohrady, close to Havlíčkovy Sady Park**. The date of the start of construction is 02/2022 and completion is 05/2023.

The layout of the apartment on the 5th floor will offer a **60-meter open plan living space** with a kitchen and dining room, a master bedroom with an en-suite bathroom, another 2 bedrooms, a central bathroom, a separate toilet, a hallway, a closet, and a foyer. The staircase will lead to a **50-meter rooftop terrace** with beautiful views of the city.

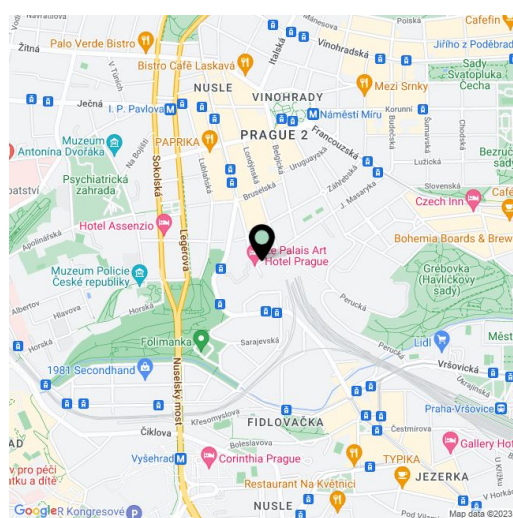
Facilities will include glued double-layer **wooden floors**, large-format tiles, wooden casement windows with insulated triple-glazed panes, lacquered interior doors with concealed hinges of above-standard height, NEXT security entrance doors, **underfloor heating**, Laufen, Laguna, Hansgrohe, and Huppe sanitary ware in the bathrooms, as well as a preparation for **air-conditioning**. Heating is by a gas boiler. **Above-standard facilities** are offered at an appropriate surcharge. The building will have a **new elevator**, utilities, and common areas renovated to a high standard.

The building stands on a beautifully landscaped cul-de-sac **lined with trees**, near the **famous Villa Auschwitz**, where President T.G. Masaryk lived. The place offers an ideal combination of cultural and social activities, quiet park areas, and sports opportunities. Within walking distance are schools and kindergartens, including international ones, as well as numerous cafes and restaurants, shops, and other services. You can get to the city center in just a few minutes. You can also walk to the I.P. Pavlova and Náměstí Míru metro stations or the Pod Karlovem and Nuselské schody tram stops. The romantic **Havlíčkovy Sady** and **Nad Bělehradskou parks** offer relaxing green spaces and **Folimanka Park** with a rich offer of **sports grounds**.

Usable area 162.5 m<sup>2</sup>, floor area 168.9 m<sup>2</sup>, terrace 54.2 m<sup>2</sup>.

Visualizations are from a neighboring apartment.

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.



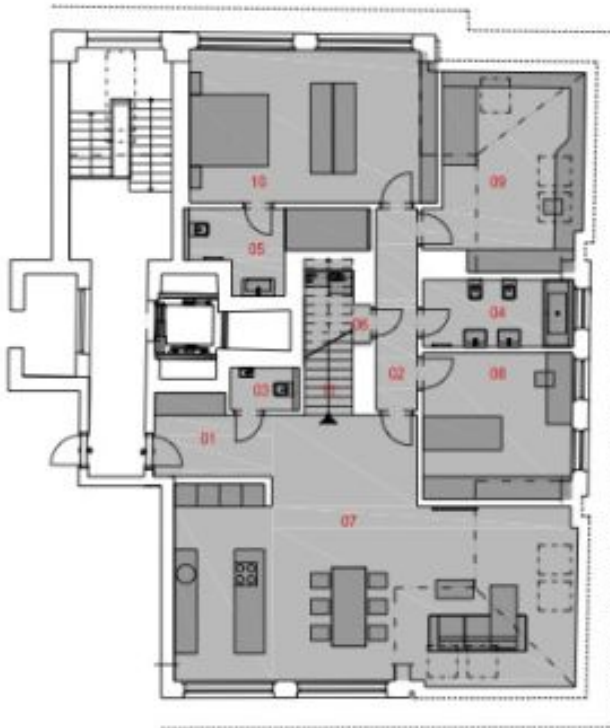
# Apartment Three-bedroom (4+kk)

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## 6. NP / 6TH FLOOR

## LEGENDA / LEGEND



01	CHODBA / CORRIDOR	06.30 m <sup>2</sup>
02	CHODBA / CORRIDOR	07.00 m <sup>2</sup>
03	WC / WC	02.00 m <sup>2</sup>
04	KOUPELNA / BATHROOM	06.80 m <sup>2</sup>
05	KOUPELNA / BATHROOM	07.80 m <sup>2</sup>
06	KOMODA / STOREROOM	04.00 m <sup>2</sup>
07	OBÝVAČÍ POKOJ / LIVING ROOM	61.10 m <sup>2</sup>
08	LOŽNICE / BEDROOM	15.50 m <sup>2</sup>
09	LOŽNICE / BEDROOM	20.00 m <sup>2</sup>
10	LOŽNICE / BEDROOM	26.80 m <sup>2</sup>
11	SOCHODIŠTĚ / STAIRCASE	05.30 m <sup>2</sup>
12	TERASA / TERRACE	54.20 m <sup>2</sup>
<b>1</b>	<b>UŽITNÁ PLOCHA / USABLE AREA</b>	<b>182.30 m<sup>2</sup></b>
<b>2</b>	<b>PODLAHOVÁ PLOCHA / FLOOR AREA*</b>	<b>168.90 m<sup>2</sup></b>
<b>2</b>	<b>TERASA / TERRACE</b>	<b>54.20 m<sup>2</sup></b>

\* bez končí a příček (přepje č. 366/2013 Sb. Nařízení vlády o správné některých záležitostech souvisejících s bytovými společenstvími)  
\* without a chimney and partition walls (přepje č. 366/2013 Sb. Nařízení vlády o správné některých záležitostech souvisejících s bytovými společenstvími)

Užitná plocha pod šikmou konstrukcí je započtena od výšky 750 mm  
Usable space under the sloping structure is counted from the height of 750 mm

Podlahová plocha pod šikmou konstrukcí je započtena od výšky 750 mm  
Floor space under the sloping roof is counted from the height of 750 mm

▲ Vstup na terasu / Access to the terrace

## TERASA / TERRACE

## ŘEZ / SECTION

