



## Apartment Three-bedroom (4+kk)

Sold

128.3 m<sup>2</sup>, Praha 3, Vinohrady, Vinohradská





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Total area	142 m <sup>2</sup>
Floor area*	128 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	40877

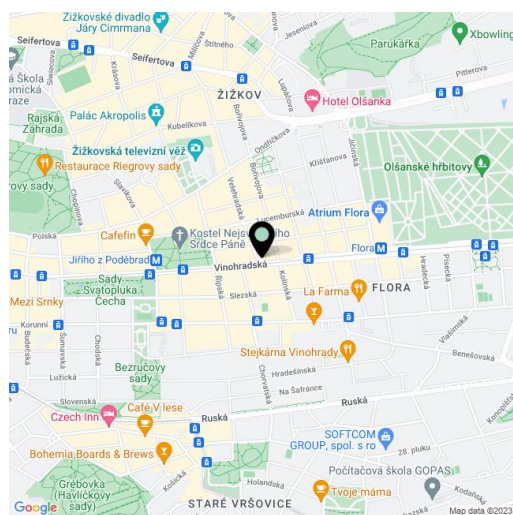
This new family apartment with a south-facing terrace towards the courtyard is currently being built on the highest floors of an Art Nouveau apartment building in a desirable location on Vinohradská Street, just a few steps from Jiřího z Poděbrad Square and a few minutes from the city center. Completion by Q1 2023 at the latest.

The entrance level (on the 5th floor) will consist of 3 bedrooms (1 south-facing and 2 north-facing), 2 bathrooms (1 with a bathtub, 1 with a shower), a separate toilet, a large entrance hall, a **walk-in wardrobe**, and a closet under the stairs. In the attic, there will be a living room with a preparation for an open plan kitchen and access to the **terrace**, a pantry, and a utility room with a toilet.

Facilities include a combination of **classic wooden windows** and skylights, exterior blinds, quality **wooden floors**, a preparation for a **fireplace**, and **air-conditioning**. The building is being renovated and will have a new facade and **elevator**, and renovated common areas.

The location is home to a high number of cozy cafes, plenty of shops, restaurants, and other services, all at a high level. There is a kindergarten and elementary school not far from the building. You can shop at the **farmers' markets** on Jiřího z Poděbrad Square or at Flora Shopping Center, where it is also possible to rent a **garage parking space** on a long-term basis. A metro station (line A) is about a 5-minute walk away and a tram stop is even closer.

Floor area 128.3 m<sup>2</sup>, terrace 13.2 m<sup>2</sup>, cellar about 4 m<sup>2</sup>.



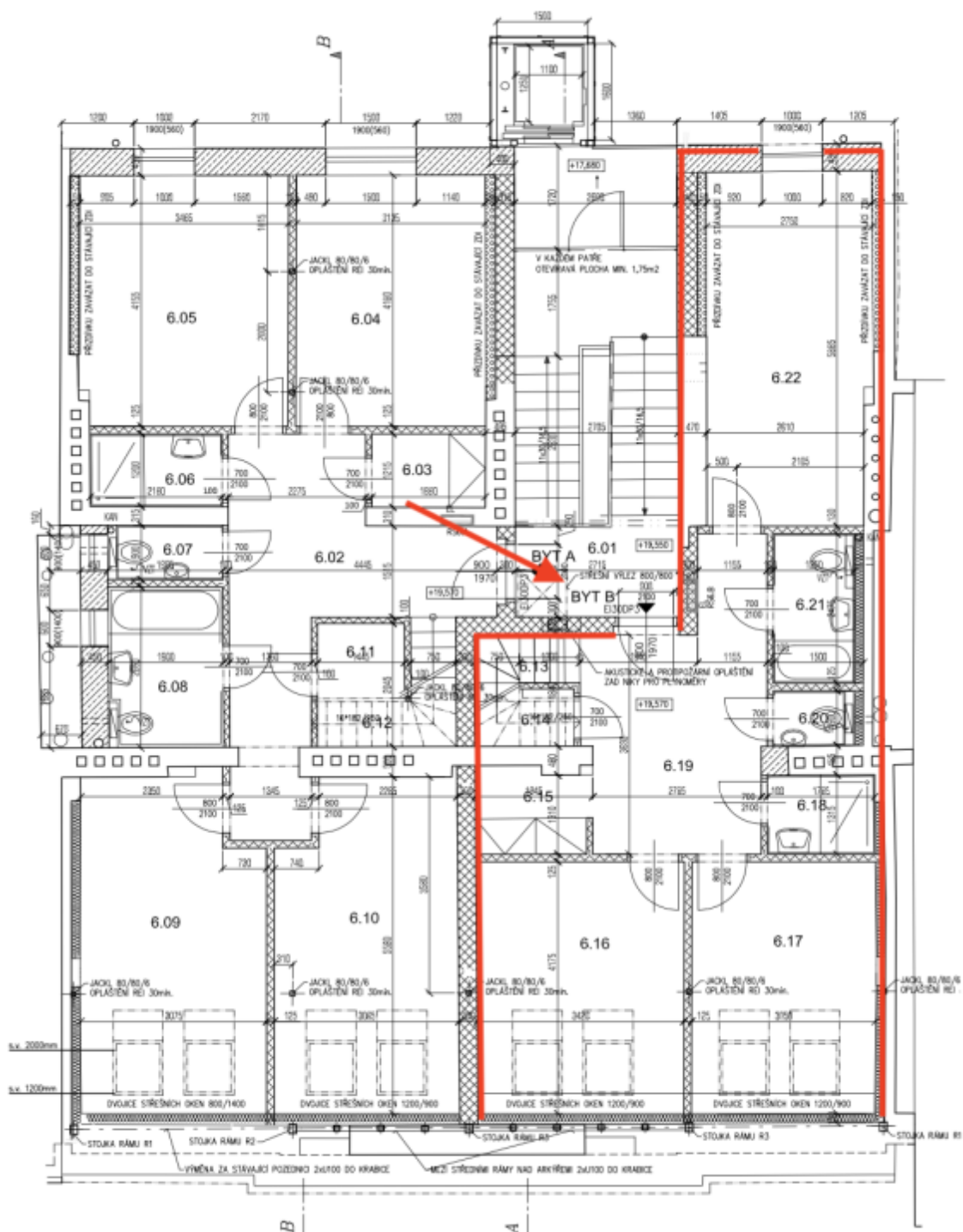
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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