



## Apartment Two-bedroom (3+1)

Sold

113.5 m<sup>2</sup>, Praha 2, Vinohrady, Záhřebská





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Total area	114 m <sup>2</sup>
Parking	-
Cellar	9 m <sup>2</sup>
PENB	G
Reference number	40978

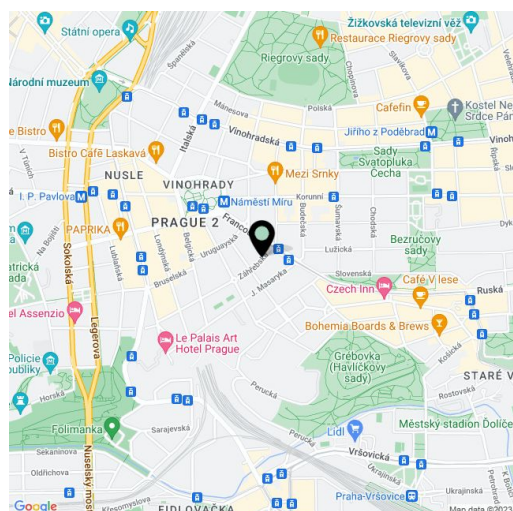
**This bright apartment with high ceilings, original craftsmanship, a traditional layout, and a unique atmosphere is located on the 1st floor of a completely renovated brick building with an elevator. An amazing place in the Vinohrady district near a square with an iconic fountain by the contemporary sculptor Miroslav Bešec and near the English-style Grébovka and Bezručovy and Riegrovy Sady parks.**

The layout consists of a living room, a kitchen with a dining area, 2 bedrooms, a bathroom (with a shower), a separate toilet, and an elegant entrance hall. The living room and kitchen face southwest towards the street and the northeast-facing bedroom towards a quiet green courtyard.

The apartment was **renovated** in 2015. Facilities include **wooden** floors, tiles in the hall, bathroom, and toilet, original refurbished wooden casement windows, and **double-leaf doors** made of solid wood. The stylish kitchen is fully fitted and has a gas stove. The renovated building with a richly decorated facade has nicely maintained common areas preserving its authentic historical character, and a **modern elevator** stops at the mezzanine levels. The apartment comes with a **large cellar**.

The area boasts a wide range of high level services. within walking distance. Schools from a kindergarten to a high school (public and private, including a **Lauder School** or **Archbishop's High School**) are within walking distance, as well as a rich selection of restaurants, cafes, hairdresser salons, pharmacies, a post office, and other services. A tram stop is only a minute's walk away and the Náměstí Míru metro station is about five minutes away. You can easily walk to the romantic **Grébovka Park**. It is also not far to **Riegrovy Sady Park**.

Floor area 113.5 m<sup>2</sup>, cellar 9.1 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.