



Apartment Two-bedroom (3+1)

107 m², Prague 2, Vinohrady, Polská

Sold





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Total area	107 m ²
Parking	-
Cellar	-
PENB	G
Reference number	41043

This elegant airy apartment with direct views of Riegrovy Sady Park is located on the 1st floor of an Art Nouveau apartment building with a new elevator. On a quiet street in the wider center of Vinohrady, within easy reach of everything you need.

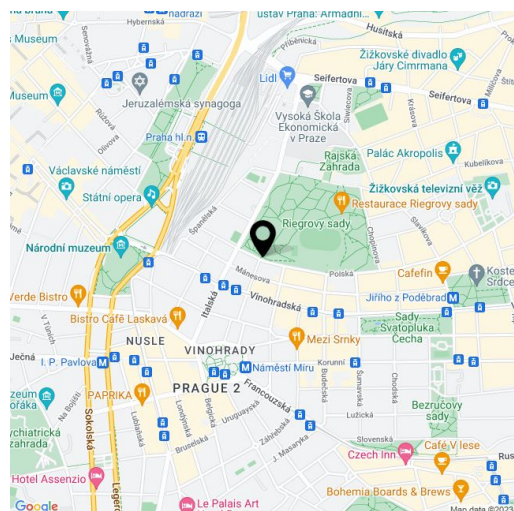
The layout offers a living room with a **bay window**, an adjoining large dining room with a kitchen, a master bedroom with an en-suite bathroom (shower, toilet), a second bedroom, a bathroom (bathtub, bidet, toilet), and an entrance hall. There is **underfloor heating** in the bathroom and in the hallway. The windows of the living room are north-facing towards a **park**, while both bedrooms are south-facing towards the **courtyard**.

In the interior with **high ceilings**, **original handicraft elements have been preserved** - double-leaf doors with decorative paneling and sandblasted glass, parquet floors, and casement windows. A **fireplace** creates a cozy atmosphere in the living room; the bedrooms are **air-conditioned**.

A very nice area in an elegant neighborhood, right by the entrance to **Riegrovy Sady Park**, where there is a swimming pool, a garden restaurant, or an outdoor gym. A wide range of cozy cafes and quality restaurants can be found nearby. The building is also located near Jiřího z Poděbrad Square with a metro station, tram stop, and regular **farmers markets**. Within walking distance, there are kindergartens and schools or a health center. The city center is within comfortable walking distance.

Interior 107 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



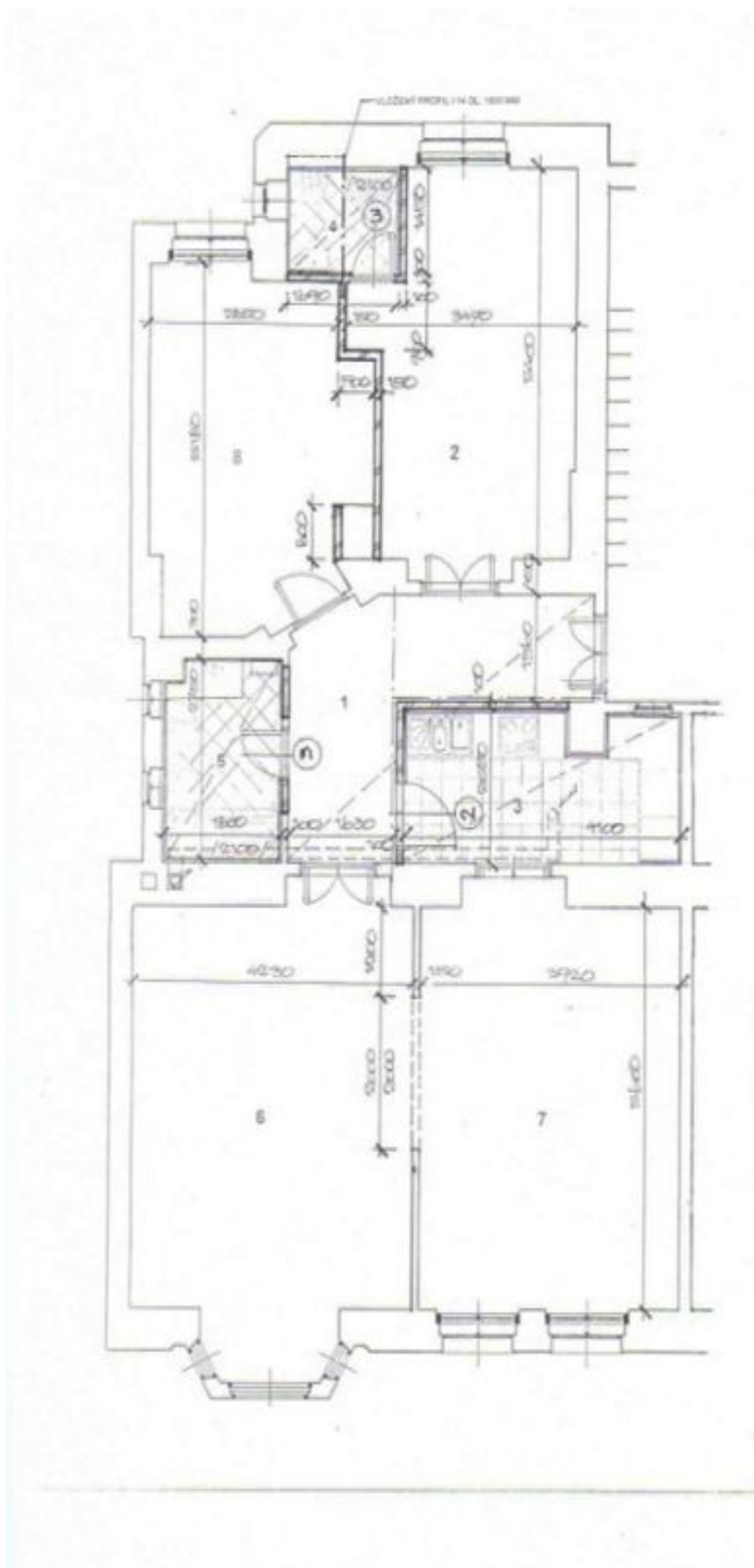
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTI

Č. místnost	m ²	použití
1	10,17	parkety
2	17,36	parkety
3	7,70	ker. dlažba
4	2,61	ker. dlažba
5	4,67	ker. dlažba
6	25,00	parkety
7	21,85	parkety
8	16,40	parkety

LEGENDA

- STÁVAJÍCÍ KONSTRUKCE
- PŘÍČEV Z BLOKU VÝTOČ
- 1 DVEŘE DR. HROZKOVSKÝ VEJ. DŘ. ZÁVĚSIVÁ REPLKA
- 2 DVEŘE DR. HROZKOVSKÝ VEJ. DŘ. ZÁVĚSIVÁ REPLKA
- 3 DVEŘE DR. HROZKOVSKÝ VEJ. DŘ. ZÁVĚSIVÁ REPLKA

VÝE. 1X2 - PRŮVLAS DŘ. DŘ. - 1 1/2 1/2
VÝE. 4X1 - PRŮVLAS DŘ. DŘ. - 1 1/2 1/2
DŮLEŽITÁ UPOZORNĚNÍ: VŠECHY VEŠTĚNÉ ČAROVANÉ PŘÍČEVY A PŘÍČEVY DR. HROZKOVSKÝ VEJ. DŘ. ZÁVĚSIVÁ REPLKA
KOMUNIKACE SPOUŠŤÍ
PŘI NĚJÍŽ OČIŠŤOVACÍ PRŮVLAS NEJEDNÁ O VEJ. DŘ. DŘ. ZÁVĚSIVÁ REPLKA
VÝE. 2 DŘ. HROZKOVSKÝ VEJ. DŘ. ZÁVĚSIVÁ REPLKA