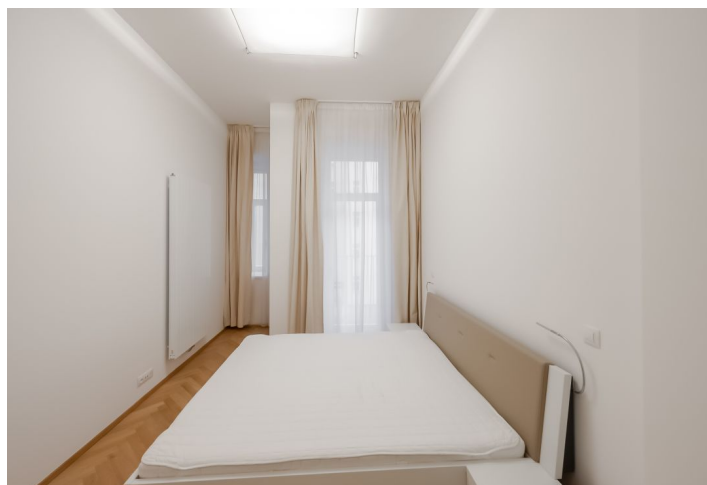




## Apartment Two-bedroom (3+kk)

Sold

99.4 m<sup>2</sup>, Prague 2, Vinohrady, Vinohradská





## Apartment Two-bedroom (3+kk)

**Sold**99.4 m<sup>2</sup>, Prague 2, Vinohrady, Vinohradská

Total area	105 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
Service price	6 430 CZK monthly
PENB	C
Reference number	41112

This bright apartment with two balconies, beautiful direct views of Svatopluk Čech Park, and a garage parking space is located on the 2nd floor of a completely renovated Art Nouveau apartment building in Vinohrady, close to the Jiřího z Poděbrad metro station.

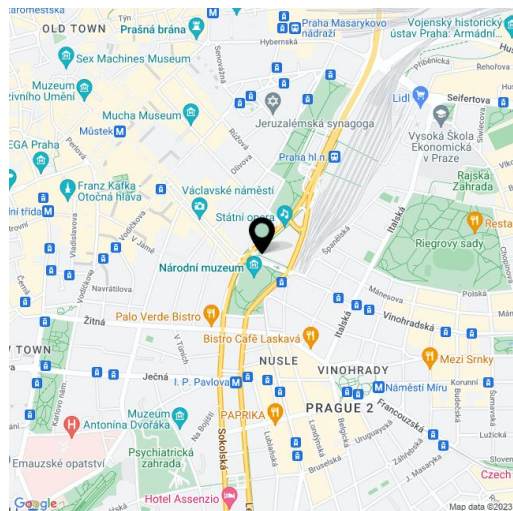
The apartment with **high ceilings** consists of a living room with a **sunny balcony**, an adjoining kitchen, 2 bedrooms (1 with a balcony), a bathroom (with a bathtub and a walk-in shower), a separate toilet, and a large entrance hall. The south-facing living room faces Vinohradská Street and the park, and both bedrooms a **quiet courtyard**.

All rooms (except bathrooms and toilets) have **parquet floors**. The apartment is kept bright and airy by nice casement windows. The building was completely renovated in 2013, and has elegant common areas and a **modern elevator**. The purchase price includes a **cellar storage unit** and a **garage parking space** in an automated parking system.

A great address in Vinohrady right next to Jiřího z Poděbrad Square with cafes, restaurants, and shops and where **farmers' markets** are regularly held. **The city center is 5 minutes away** by metro or tram. In front of the building is the beautifully landscaped **Svatopluk Čech Park**, and the **Riegerovy** and **Mahlerovy parks** are also close-by.

Interior 99.4 m<sup>2</sup>, balconies 2.3 m<sup>2</sup> and 3.3 m<sup>2</sup>, cellar 1.8 m<sup>2</sup>.

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.

