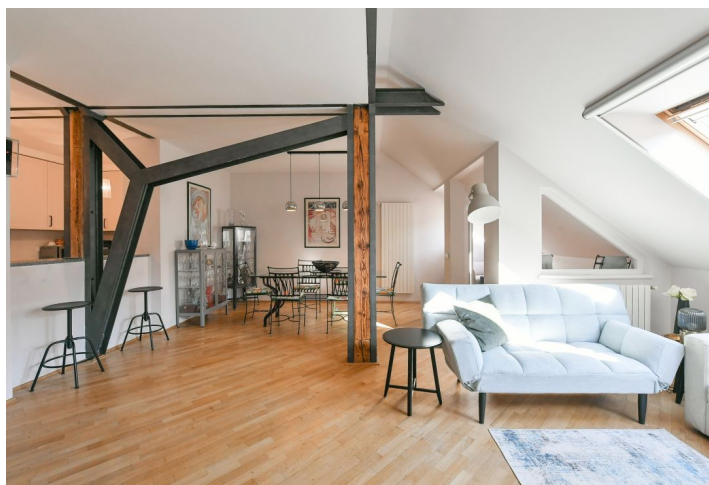
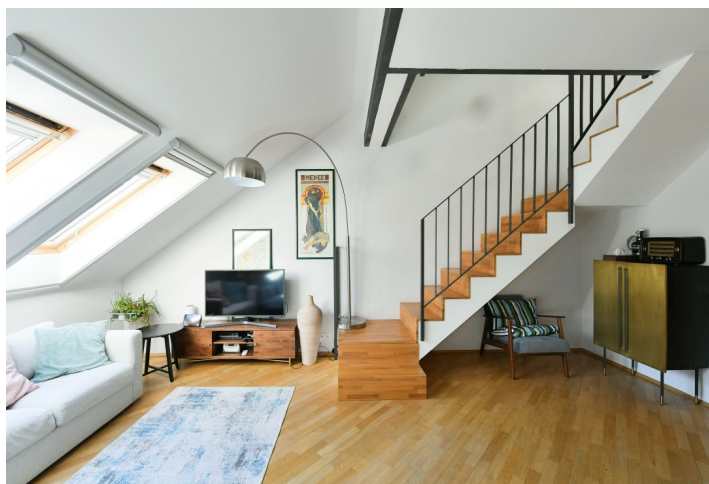




## Apartment Three-bedroom (4+kk)

Sold

140 m<sup>2</sup>, Prague 2, Vinohrady, Anny Letenské





## Apartment Three-bedroom (4+kk)

**Sold**140 m<sup>2</sup>, Prague 2, Vinohrady, Anny Letenské

Total area	144 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	41392

This attic duplex apartment with balconies and beautiful views is located in an elegant, completely renovated historic building with an elevator that stands in a pleasant part of Vinohrady, on a quiet side street lined with trees near Riegrovy Sady Park and náměstí Míru Square, within walking distance of Wenceslas Square or the Main Railway Station.

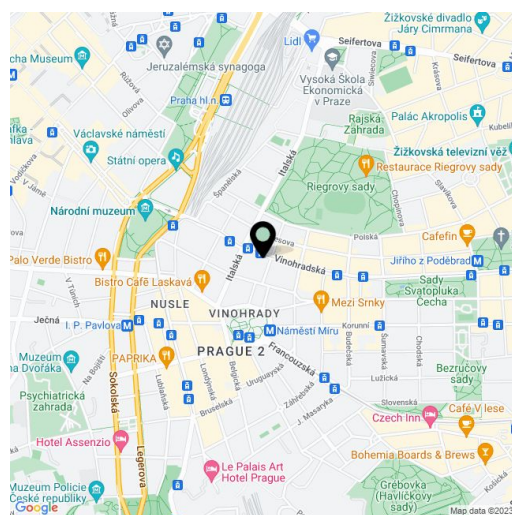
The entrance level of the apartment on the 5th floor consists of a living room with a dining area, a kitchen, 2 bedrooms, a bathroom, a hallway, and 2 balconies. On the upper floor is another bedroom with a bathroom and a walk-in closet.

Thanks to the large amount of windows, the interior is extremely bright and airy. Facilities include **wooden floors** and plenty of storage space is provided in the built-in wardrobes. The kitchen has been reconstructed. Gas heating. The apartment comes with a **cellar storage unit**.

The apartment is located in an attractive place in Vinohrady near a kindergarten and elementary school, a high school, a business academy, the private **Prague City University**, and the **University of Economics and Business**. Within easy reach is a health center or post office, **the U Hasičů Theater** and **the Na Vinohrady Theater**, the Náměstí Míru metro station and the Muzeum transfer station, and other tram and bus stops. The location is further enhanced by the proximity of **Riegrovy Sady Park** with a garden restaurant, a large playground, and an **indoor swimming pool**.

Interior 140,64 m<sup>2</sup>, balconies 1.81 m<sup>2</sup> and 1.82 m<sup>2</sup>, cellar 2.08 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.



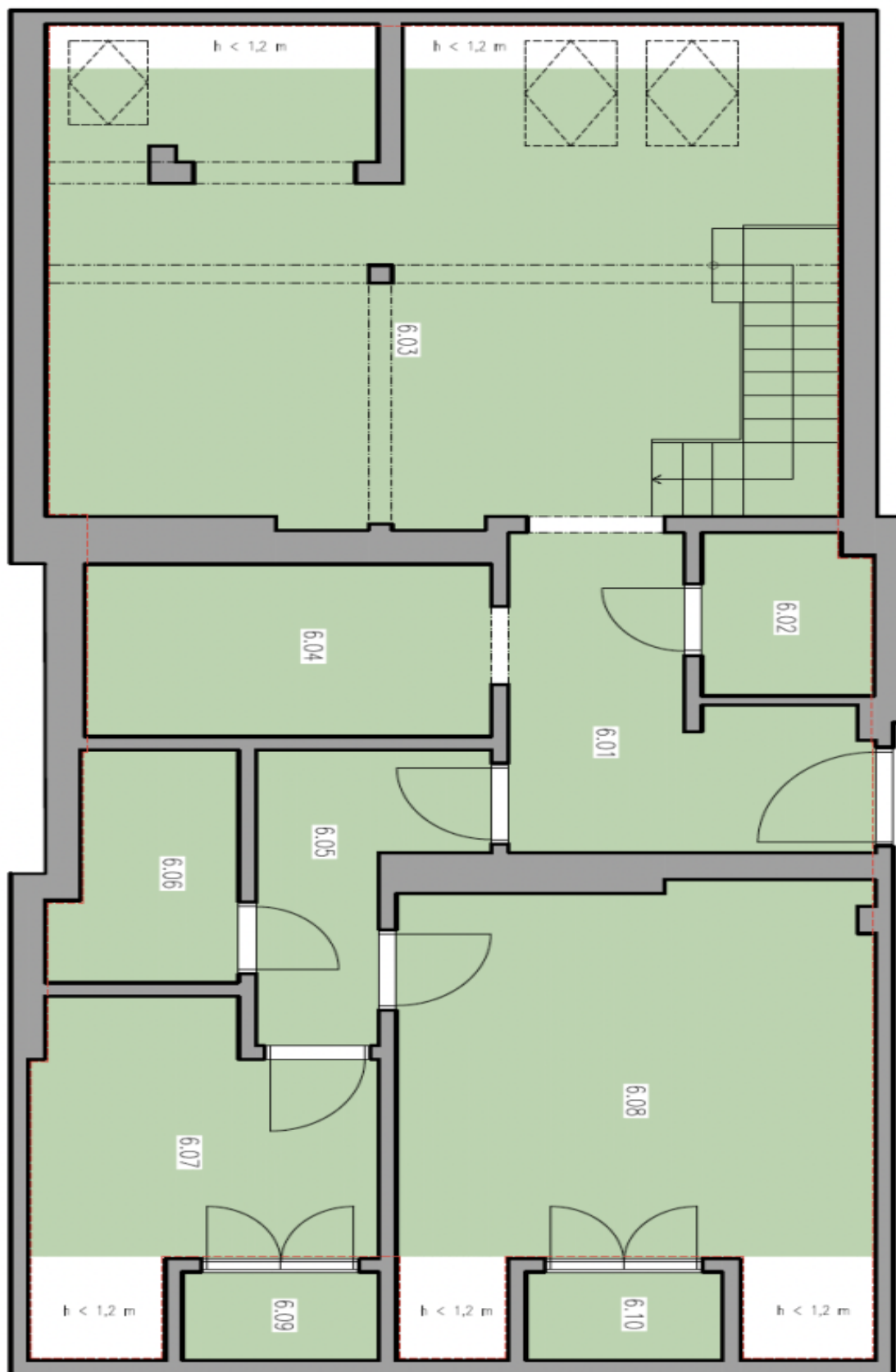
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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