



## Apartment Two-bedroom (3+1)

Sold

88.87 m<sup>2</sup>, Prague 2, Vinohrady, Šumavská





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Total area	89 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 350 CZK monthly
PENB	E
Reference number	41484

This completely and tastefully renovated apartment is a part of a historic apartment building situated in Vinohrady, on a one-way street lined with mature trees, close to several parks and within walking distance of the Náměstí Míru metro station.

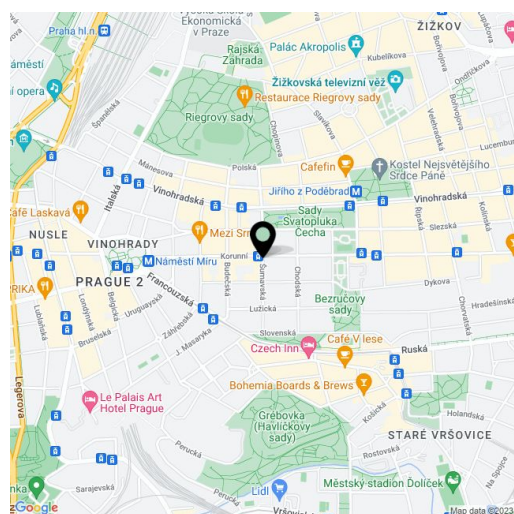
The traditional layout of the 2nd floor apartment offers a living room, two bedrooms, a separate spacious kitchen with a pantry, a bathroom with a toilet and bidet, a separate toilet, and a large entrance hall.

The gradual reconstruction of the apartment was completed in 2021 (electricity, bathroom, windows, and floors). Facilities include **parquet floors**, casement windows, interior doors in a period look, and a **Next** security entrance door. The apartment is equipped with a **Bticino smart home system** and **Jabltron** security system. Vaillant gas boiler heating. **Miele** kitchen appliances, clean water is provided by a **Grohe Blue filtration system**. Laufen and **Villeroy & Boch** sanitary ware. The bathroom, hall, and kitchen have underfloor heating. A **safe** is also included. The apartment is equipped with bespoke wooden furniture with a distinctive **veneered surface**. Thanks to the reinforced sound insulation and double thickness of the ceilings, the apartment is **very quiet**. The building has an elegant façade, common areas, and **modern elevator**. The apartment comes with a **cellar**.

The building stands in a beautiful location on a side street lined with tall trees, just a short walk from **Bezručovy Garden** and **Bratří Čapků Park**. Within a short walk, you can get to **Grébovka Park**, cozy cafes, and quality restaurants. The Na Vinohradech Theater is also nearby. There is a tram stop about a 2-minute walk from the building and the metro station on Míru Square is about a 10-minute walk.

Interior 88.87 m<sup>2</sup>, cellar 3.76 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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PLÁN NA PŘÍSTAVBU 4. PAT.  
V DOMĚ Č. P. 1085 V PRAZE XII. V



1-3 PATRO,



V PRAZE V BŘEZNU 1931,