



## Apartment Two-bedroom (3+kk)

Sold

68.2 m<sup>2</sup>, Prague 3, Vinohrady, Jičínská





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|                  |                   |
|------------------|-------------------|
| Total area       | 82 m <sup>2</sup> |
| Floor area*      | 68 m <sup>2</sup> |
| Balcony          | 1 m <sup>2</sup>  |
| Terrace          | 13 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | E                 |
| Reference number | 42009             |

This tastefully renovated bright apartment with a terrace and a balcony is located on the 6th floor of a Functionalist corner building from the 1930s with impressive period common areas. The elegant apartment building with an elevator has been sensitively renovated and is conveniently located right next to the Flora metro station.

The layout offers a living room with a dining area, kitchen, and access to the **west-facing terrace**, 2 bedrooms (one with a balcony), a bathroom with a bathtub, separate toilet, and a spacious entrance hall. The **terrace overlooks wooded Bohdalec Hill**.

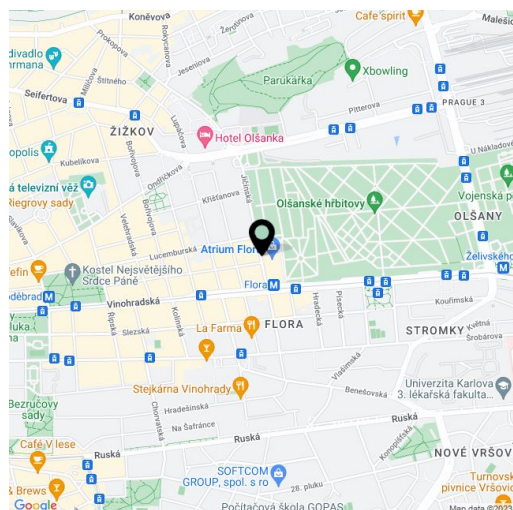
The apartment has been reconstructed, including a new bathroom, the large windows with **wooden frames** provide **plenty of daylight**, high ceilings add a feeling of airiness, and **oiled wooden floors** create a cozy atmosphere. Facilities also include a complete kitchen (incl. a dishwasher), and a security entrance door. Central heating. The apartment comes with a **cellar storage unit** and residents can use the **gym** in the basement and the common **roof terrace**. You can rent a parking space in the underground garages near the building.

This popular residential location in **Vinohrady** with a complete infrastructure is just 100 m from the Flora shopping and entertainment center. In the area, there are many cafes and restaurants, a post office, a pharmacy, a kindergarten, and an elementary school. Right next to the building is an entrance to a line A metro station, so you can get to the city center in just 5 minutes.

Interior 68.2 m<sup>2</sup>, terrace 12.8 m<sup>2</sup>, balcony 1.2 m<sup>2</sup>, cellar 2.3 m<sup>2</sup>.

The apartment is rented.

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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