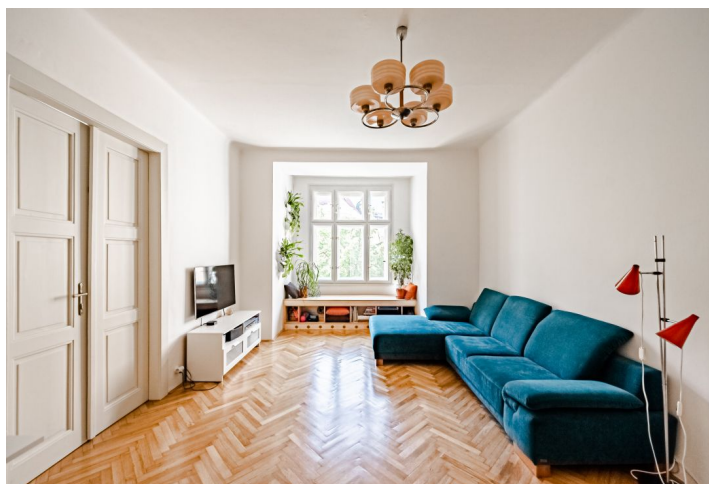




## Apartment Two-bedroom (3+1)

Sold

116 m<sup>2</sup>, Prague 10, Vršovice, Mexická





## Apartment Two-bedroom (3+1)

**Sold**116 m<sup>2</sup>, Prague 10, Vršovice, Mexická

Total area	119 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 820 CZK monthly
PENB	G
Reference number	43161

This classic city apartment with high ceilings, restored period elements, and a fresh interior designed by the Prostor architectural studio is located on the 1st floor of a brick apartment building with an elevator that stands on a quiet street in a traditional residential area on the border of Vršovice and Vinohrady.

The purposeful layout provides a kitchen with a dining area, a living room, 2 bedrooms, a bathroom, an entrance hall, and a **large central hall** that serves as a screening room, a library, and a music lounge. The **entrance to the balcony** leads from the hall **to the inner courtyard**; from the **south-facing niche** in the living room there is a **nice view** of the **park** in front of the building.

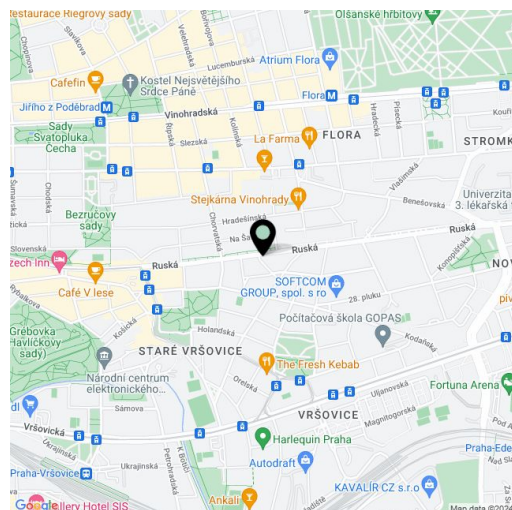
The entire interior was boldly and very successfully renovated in 2017. Facilities include original refurbished **parquet floors** laid on a new surface, and tiles in a tree pattern. The **wooden casement windows** (with new insulated double-glazed windows) and interior doors with linings and brass handles are also refurbished. Custom-made furniture and **designer lighting** give the interior an air of sophistication. The apartment comes with a **large cellar**.

The corner building is located near **Heroldové Sady Park** and a **villa district from the 1930s** with many architecturally significant buildings. A kindergarten and elementary school are only a few steps away; the neighborhood is full of quality restaurants, cozy cafes, and bistros. The city center can be reached by direct bus connections (to the Florenc metro transfer station) or trams from the nearby stops.

Interior 116 m<sup>2</sup>, balcony approx. 3 m<sup>2</sup>, cellar approx. 8 m<sup>2</sup>.

The apartment is rented until 31.12.2022.

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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Sold

