



## Apartment One-bedroom (2+kk)

Sold

56.7 m<sup>2</sup>, Prague 10, Vinohrady, Hradešínská





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|                  |                   |
|------------------|-------------------|
| Total area       | 57 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| Service price    | 5 263 CZK monthly |
| PENB             | G                 |
| Reference number | 43511             |

This renovated bright apartment with preserved original elements is located in a nice apartment building from the 1930s with a front garden in an elegant part of Vinohrady on a street full of architecturally significant buildings, including the villas of F.A. Libra and Jan Kotěra.

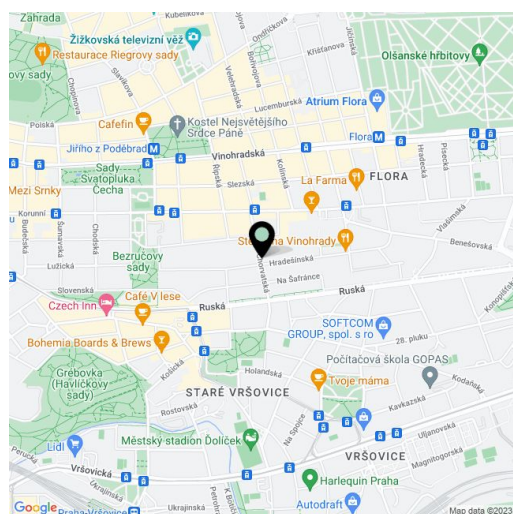
The practical layout of the 3rd floor apartment offers a living room with a **sunny bay window**, a north-facing bedroom overlooking the **green courtyard**, a kitchen, a bathroom, a separate toilet, a **dressing room**, a pantry, and an entrance hall. The bay window offers nice wide **views** of the **residential area with villas** and the wider surroundings.

Facilities include refurbished **original parquet floors**, **wooden windows**, and a casement bay window. The building has an elevator and access to the property is through a fenced, landscaped **front garden**. The apartment comes with a **cellar storage unit**; you can park on the street in the zone for residents.

A nice place with **mature gardens**, ideal for lovers of architecture from the **first half of the 20th century**, set within easy reach of the city center and everything you need. A tram stop is less than a 5-minute walk away, and the Flora metro station is also within walking distance. A supermarket, pharmacy, several cafes, and restaurants are nearby.

Interior 56.7 m<sup>2</sup>, cellar 4.1 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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| 3. Patro (4. NP) |                            |
|------------------|----------------------------|
| Předstíh         | 9,14 m <sup>2</sup>        |
| Pokoj            | 19,44 m <sup>2</sup>       |
| Kuchyň           | 17,93 m <sup>2</sup>       |
| Spižina          | 1,5 m <sup>2</sup>         |
| Šatna            | 4,48 m <sup>2</sup>        |
| Koupelna         | 5,02 m <sup>2</sup>        |
| WC               | 1,1 m <sup>2</sup>         |
| Sklep            | 4,1 m <sup>2</sup>         |
| <b>Celkem</b>    | <b>62,71 m<sup>2</sup></b> |

