



## Apartment Three-bedroom (4+1)

€ 1 114 662 | CZK 27 900 000

150.6 m<sup>2</sup>, Prague 3, Vinohrady, Kolínská





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Total area	157 m <sup>2</sup>
Floor area*	151 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	12 m <sup>2</sup>
PENB	G
Reference number	43998

**This very spacious apartment with high ceilings, 2 balconies, and a classic layout is located on the 3rd floor of an Art Nouveau apartment building with an elevator in Vinohrady, on a side one-way street lined with mature trees.**

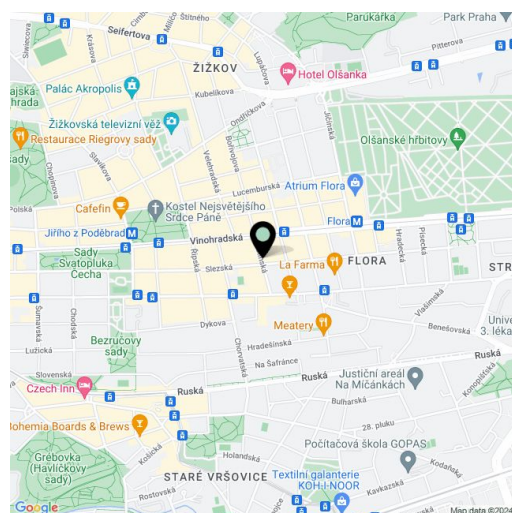
The traditional layout consists of a walk-through room, from which doors lead to two other rooms, a large kitchen with a dining room, a bedroom, a bathroom (with a bathtub and shower), a separate toilet, a spacious entrance hall, and a storage room. The bedroom and kitchen with a balcony are **northeast-facing** towards the **green courtyard**, and the windows of the three adjoining rooms and **second balcony** are **southwest-facing towards the tree-lined street**.

The apartment was renovated in 2010. The interior is cozy with **casement windows, parquet floors** in a classic tree pattern, and **decorative radiator covers**. The ceilings are 3 m in height. The kitchen with a marble worktop is equipped with **Miele** appliances, and there is a Bose sound system in every room. The bathroom has underfloor heating, and the heat source for the radiators is a gas boiler. The apartment comes with a **large brick cellar**.

The desirable area on the border of Vinohrady, Žižkov, and Vršovice provides everything you need. There are restaurants, cafes, and shops in the immediate vicinity, as well as a kindergarten and an elementary school on the next street, and it is not far from the **Flora shopping center** or **Jiřího z Poděbrad Square**. A quick connection to the city center is ensured by the metro and trams.

Floor area 150.6 m<sup>2</sup>, balconies 3.28 m<sup>2</sup> and 3.31 m<sup>2</sup>, cellar 11.96 m<sup>2</sup>.

\* 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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