



## Apartment Three-bedroom (4+kk)

Sold

189 m<sup>2</sup>, Prague 3, Vinohrady, náměstí Jiřího z Poděbrad





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Total area	189 m <sup>2</sup>
Parking	-
Cellar	-
Service price	6 700 CZK monthly
PENB	G
Reference number	44147

**This elegant apartment with high ceilings, preserved original handicraft elements, a bay window, and a south-facing balcony offering views of the treetops and the iconic building of the J. Plečnik church is located on the 2nd floor of a corner historic building with a modern elevator. The brick apartment house is situated in a quiet part of Jiřího z Poděbrad Square.**

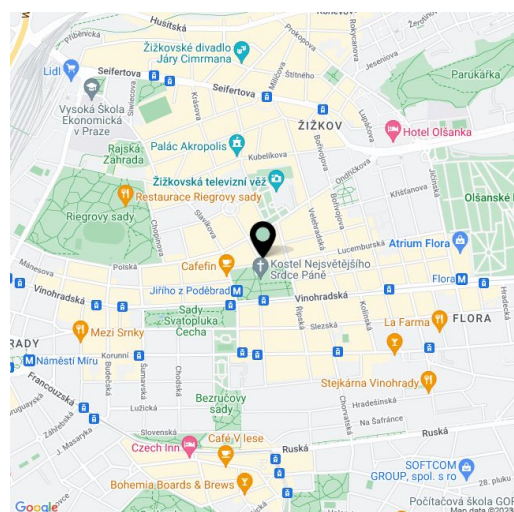
The almost 200-meter area of the apartment is divided into a spacious living room with a dining area, a separate kitchen, 3 bedrooms, 3 bathrooms, a closet, and a generously designed entrance hall. One bedroom leads to a **sunny balcony**.

The apartment has been renovated. Facilities include **castle parquet floors**, a **fireplace** in the living room, **designer wallpaper**, and **rosettes** on the ceilings. The rooms are connected by double doors with **ornamental glass panels**. One of the bathrooms is **adapted for wheelchair users**; heating is provided by a gas boiler. Parking is possible in front of the building in the zone for residents.

The building stands directly on **Jiřího z Poděbrad Square**, lined with cafes with gardens, restaurants and shops, and regular **farmers markets**. A metro station and tram stop are a few steps away, and a kindergarten and an elementary school are in the immediate vicinity. The location is very nice thanks to the abundance of carefully landscaped green areas, not only in the surrounding parks, the largest of which is **Riegrový Sady**, but also on the squares.

Floor area 188.6 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.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.