



## Apartment Two-bedroom (3+kk)

Sold

148 m<sup>2</sup>, Prague 3, Vinohrady, Slezská





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Total area	164 m <sup>2</sup>
Floor area*	148 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	1 200 000 CZK
Garage	Yes
Cellar	8 m <sup>2</sup>
PENB	C
Reference number	101691

This generously apportioned duplex apartment with a terrace, a sauna, and pleasant views is located on the 6th and 7th floors of a classic brick apartment building in Vinohrady, on the corner of two one-way side streets near Jiřího z Poděbrad Square.

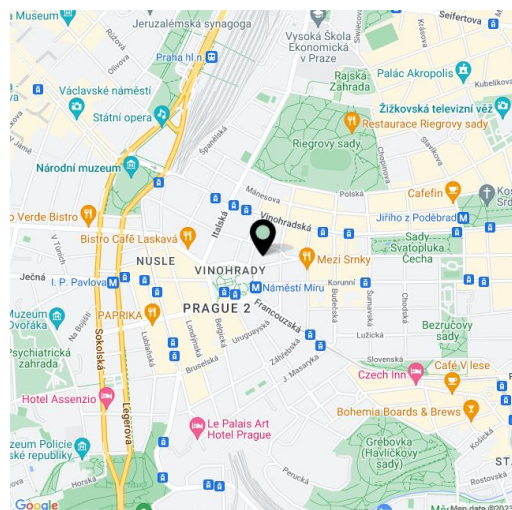
**Possibility to purchase a garage parking space.**

The almost **150-meter area** consists of a large living room (50 sq. m.), 2 bedrooms, a foyer, a hallway, a bathroom with a bathtub and **sauna**, another bathroom with a shower, a storage room, and a **dressing room**. It is possible to create another bedroom on the upper floor. The apartment has a **west-facing terrace** towards the **courtyard**.

The apartment has **wooden floors** and tiles, quality wooden built-in furniture, **wooden Euro windows**, and plenty of **storage space**. There is **underfloor heating** in the bathrooms and kitchen; the heat source is a gas boiler. The sale also includes a cooperative share in several rented premises; the proceeds go to the building's common repair fund. It is possible to purchase a parking space in the nearby Korunní Dvůr project.

The corner building is part of classic city block in **Vinohrady** with everything you need nearby. A few steps away (without having to cross the street) is a kindergarten and an elementary school; the neighborhood is full of cafes, restaurants, and shops. The **Flora shopping and entertainment center** and **Jiřího z Poděbrady Square** with regular **farmers' markets** are close-by. Excellent transport connections are ensured by the metro (line A) and several tram lines, the ride to the **city center takes about 5 minutes**.

Floor area 148 m<sup>2</sup>, terrace 16 m<sup>2</sup>, cellar 8 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.