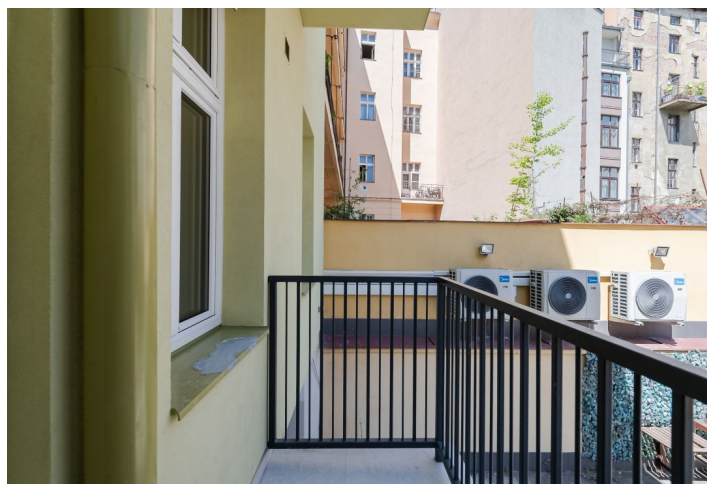




## Apartment Two-bedroom (3+1)

Sold

75.5 m<sup>2</sup>, Praha 2, Vinohrady, Lublaňská





## Apartment Two-bedroom (3+1)

**Sold**75.5 m<sup>2</sup>, Praha 2, Vinohrady, Lublaňská

Total area	78 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	101843

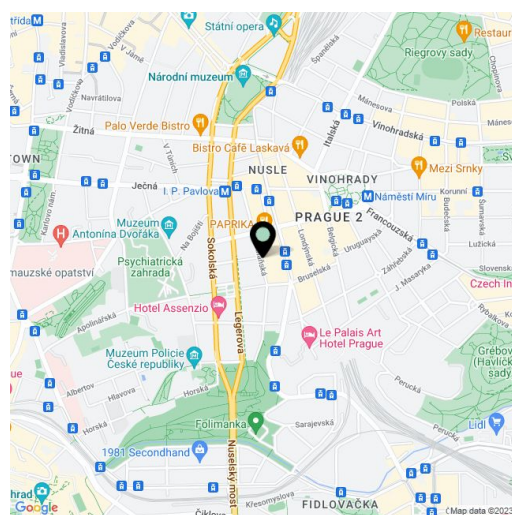
**This renovated air-conditioned apartment with a balcony facing the courtyard is located on the upper ground floor of a historic apartment building with preserved and sensitively renovated original elements. An attractive place in the wider center, in Vinohrady, close to all services and parks.**

The area of the spacious apartment is divided into a living room, an adjoining separate kitchen, 2 bedrooms, a bathroom (with a shower and toilet) and a separate toilet. From the living room, the entrance to the east-facing **balcony** leads to a **landscaped courtyard with greenery**. The windows of the elevated ground floor are **at a sufficient height of approx. 2 m from the sidewalk**. In the owner's statement, the apartment is listed as a 1-bedroom.

Both the apartment and the building have been **completely and expensively renovated** in 2019. The floors in the apartment are wooden, and the interior and entrance doors are **replicas of the original ones**. Facilities include air-conditioning in all rooms, bathroom sanitary ware of a **higher standard**, and a fully equipped kitchen. The windows are **wooden casement**.

The building stands on a one-way side street, and restaurants, cafes, shops, as well as medical services or state and private schools, including a **Lauder Kindergarten, elementary school, and high school**, are located nearby. It is close to several parks: Nad Bělehradskou, Folimanka, Kateřinská zahrada, or **Grébovka**. The I.P. Pavlova metro station is less than a 5-minute walk away, and a tram stop is even closer.

Floor area 75.5 m<sup>2</sup>, balcony approx. 2 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.