



## Apartment Two-bedroom (3+kk)

€ 636 637 | CZK 15 900 000

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





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Total area	98 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	104906

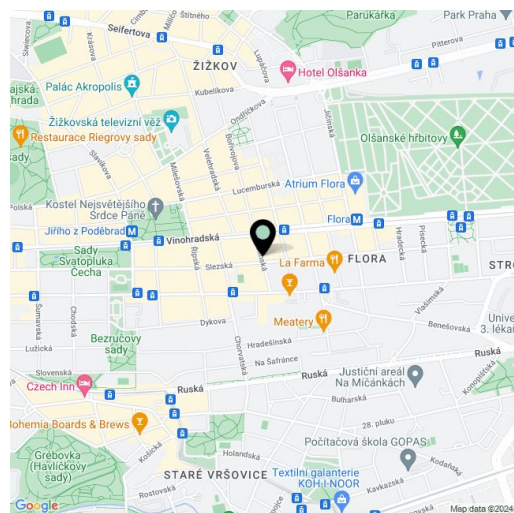
This two-bedroom apartment with a loggia facing the courtyard garden is located on the 1st floor of a Functionalist apartment building with an elevator. This sought-after address in Vinohrady, near the Flora shopping center and metro station, will delight you with its perfect transport services and excellent accessibility.

The apartment is divided into a living room, a kitchen, 2 bedrooms, a bathroom, a toilet, and a hallway. The kitchen leads to a **loggia**, which provides beautiful views of the well-maintained courtyard **garden**. The apartment also has a **cellar**. Parking is available to residents in the blue zone in front of the building.

High ceilings (3 m) create a feeling of an airy, bright space. The apartment boasts plastic windows, wooden parquet floors, and a kitchen unit. Heating is provided by a **Viessmann** gas boiler.

This central part of **Vinohrady** offers a wide range of leisure activities, restaurants, cafes, and shops, including small boutiques. Farmers' markets are regularly held on nearby **Jiřího z Poděbrad Square**. There are kindergartens and elementary schools, playgrounds, and various sports fields in the surrounding streets, and the pleasant city parks of **Bratří Čapků** and **Svatopluk Čech** are ideal for relaxation. Excellent transport connections to other parts of the city are provided by trams, buses, and the metro; the Flora metro station is a 10-minute walk from the building.

Floor area 91,7 m<sup>2</sup>, loggia 6,7 m<sup>2</sup>, cellar.



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

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



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VÝMĚRY MÍSTNOSTÍ	
BYTOVÁ JEDNOTKA	
Č. M. PODRS	PLOCHA (m <sup>2</sup> )
01 VSTUPNÍ HALA	10,5
02 KUCHYŇ	9,3
03 POKOJ	14,5
04 POKOJ	24,2
05 POKOJ	25,8
06 KOUPELNA	4,1
07 CHODBA	1,8
08 WC	1,6
UŽITNÁ PLOCHA BYTOVÉ JEDNOTKY (m <sup>2</sup> )	
09 LOUŽÍE	4,7
	UŽITNÁ PLOCHA + LOUŽÍE (m <sup>2</sup> )
	98,3
	PODLAŽNÍ PLOCHA BYTOVÉ JEDNOTKY (m <sup>2</sup> )
	102,5



Období garance: podlahová úprava, podlahy v suterénu podlaží, keramická dlažba v suterénu. Účinnost: 30.03.2024, 8.11.  
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