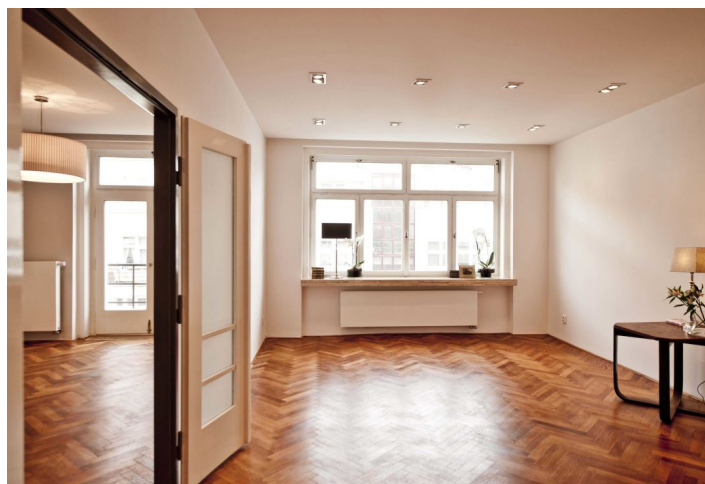




## Apartment Two-bedroom (3+kk)

€ 561 572 | CZK 14 000 000

92.02 m², Prague 3, Vinohrady, Chrudimská





# Apartment Two-bedroom (3+kk)

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92.02 m², Prague 3, Vinohrady, Chrudimská

Total area	95 m²
Floor area*	92 m²
Balcony	3 m²
Parking	-
Cellar	-
PENB	G
Reference number	106462

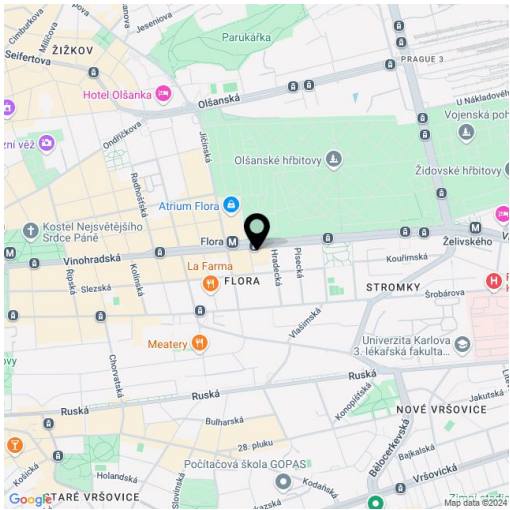
This sunny apartment with a balcony is set on the 5th floor of a protected Functionalist building with preserved original features, located in the sought-after Vinohrady area with excellent connections to the city center. The Flora metro station, tram, and bus stops are about a 2-minute walk away, and all amenities are nearby: a post office, school, hospital, restaurants, and the Flora shopping center, approximately 200 meters from the building.

The apartment layout includes a kitchen with a dining or living area, a separate living room, a bedroom, a bathroom, an entrance hall, and a utility room with a sink, suitable for a washing machine and dryer room, or even bike storage. The living room can be used as a second bedroom, or alternatively, a kitchenette can be installed in the spacious living area, modifying the layout to a 2-bedroom apartment.

The bedroom faces **east**, while the living room and kitchen face west. The apartment features premium materials and finishes, including recessed ceilings and lighting throughout, a **NOLTE** kitchen with **Siemens**, **Electrolux**, and **Faber** appliances, an oversized shower, travertine bathroom tiles, **underfloor heating**, restored original parquet floors, and a **Vaillant** gas heating system with remote control via a mobile phone. The building has been renovated and includes an **elevator**, and consists of only 14 apartments.

The sought-after Vinohrady - Flora area boasts excellent transport accessibility, with a nearby metro station and multiple tram and bus connections. Shopping options range from supermarkets and local stores to the **Atrium Flora** shopping center, just 200 meters away. Sports enthusiasts can enjoy the **Olšanka sports center**, offering facilities for spinning, tennis, badminton, swimming, and wellness. For relaxation, the nearby **Parukářka** Park provides beautiful views of Prague's historic center and features an educational trail.

Total floor area 94.59 m², including a 2.57 m² balcony.



\* 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.