



## Apartment Two-bedroom (3+kk)

€ 876 669 | CZK 22 000 000

114 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská





## Apartment Two-bedroom (3+kk)

€ 876 669 | CZK 22 000 000

114 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská

Total area	126 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	107868

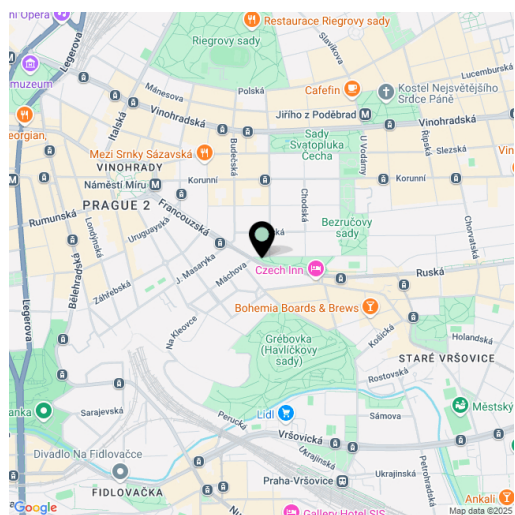
**This tastefully renovated, air-conditioned duplex apartment with a terrace overlooking a large green courtyard is located in a classic residential building in Vinohrady, right next to Bezručovy Sady Park.**

The entrance level of the apartment consists of a living room with a dining and work area, a kitchen, a bathroom, and a separate toilet. The attic features a bedroom with a **sauna, a walk-in closet, and a terrace**. In the owner's declaration, the unit is listed as a **two-bedroom apartment**, and if needed, the layout can easily be reverted to create a second bedroom.

The apartment was **fully renovated** in 2021. It features wooden windows and three-layer **wooden floors**. The equipment includes a kitchen unit with built-in appliances, **air-conditioning**, and a gas boiler. The interior offers **plenty of storage space**.

The neighborhood is full of cafés, restaurants, and shops, with preschools, elementary schools, and a **sports hall** nearby. Right next to the building is **Bezručovy Sady Park**, which includes a children's playground and a **workout area**, and the **charming Grébovka Park** is just a short walk away. Excellent connections to the city center are provided by trams from a stop just a few steps from the building, and the **Náměstí Míru** metro station—soon to be a transfer station between lines A and D—is also nearby.

Floor area 113.91 m<sup>2</sup>, terrace 12.15 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.