



Apartment Three-bedroom (4+kk)

€ 1 773 262 | CZK 44 500 000

185.1 m², Prague 2, Vinohrady





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Total area	185 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	6 m ²
PENB	G
Reference number	108037

* 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.

This new duplex apartment in a boutique residential villa located in an attractive part of Vinohrady with beautiful views of the city center and Hradčany is situated on the 3rd and 4th floors of a villa from 1924 with only 12 units providing perfect privacy, an elegant airy interior, and high-standard facilities.

The entrance level boasts **top-tier views** from the living room windows, featuring an open, airy ceiling, a preparation for a fireplace, and a future kitchen, so even while cooking, one can enjoy postcard-worthy views of the city's landmarks, including **Prague Castle** or the city's **lush treetops**. This level also includes an entry hall with a wardrobe, a separate toilet, and a staircase. In the attic, illuminated by **large skylights** in the mansard roof, three spacious bedrooms with **en-suite bathrooms** and walk-in closets, as well as a storage room, are accessible from the hallway.

The walls are made of Porotherm bricks with **acoustic insulation**, and the windows are replicas of traditional wooden casement windows, prepared for exterior blinds. Roof windows are wood-aluminum, and the entrance doors, designed in a historical style, are fire-resistant and security class 3. The interior doors are flush-mounted, fitted with **brass handles** and fittings. The floors are three-layer **oak Chevron parquet**, while the bathrooms feature Italian **Del Conca** large-format tiles and **DURAVIT sanitary ware**. Each room has a high-speed **Cetin internet socket**, and the apartment is equipped with an AKUVOX monitor, serving as a video intercom system. Additionally, there is a preparation for a smart home control system. Heating is provided by **underfloor heating**, connected to a central boiler room with an air-to-water heat pump, supplemented by gas boilers. In summer, the heat pump functions as a **cooling system**, distributing air through **Daikin** units. The apartment includes a **garage parking space** in an automatic parking system located in the building's basement, accessible via an **elevator**. The basement also features a bike and stroller storage room. Entry to the building, garage access, and elevator operation are controlled by a keycard system.

This elegant villa is surrounded by a **large garden** and is situated on a quiet side street near the meticulously maintained **Riegrovy Sady Park**. The park features a large children's playground, a garden restaurant, and a swimming pool. Nearby, there is a kindergarten, elementary school, and medical clinic, as well as a variety of cafés, restaurants, and shops. A bus stop just a few steps from the house provides direct connections to the Florenc transfer station, and Wenceslas Square is within a short walking distance.

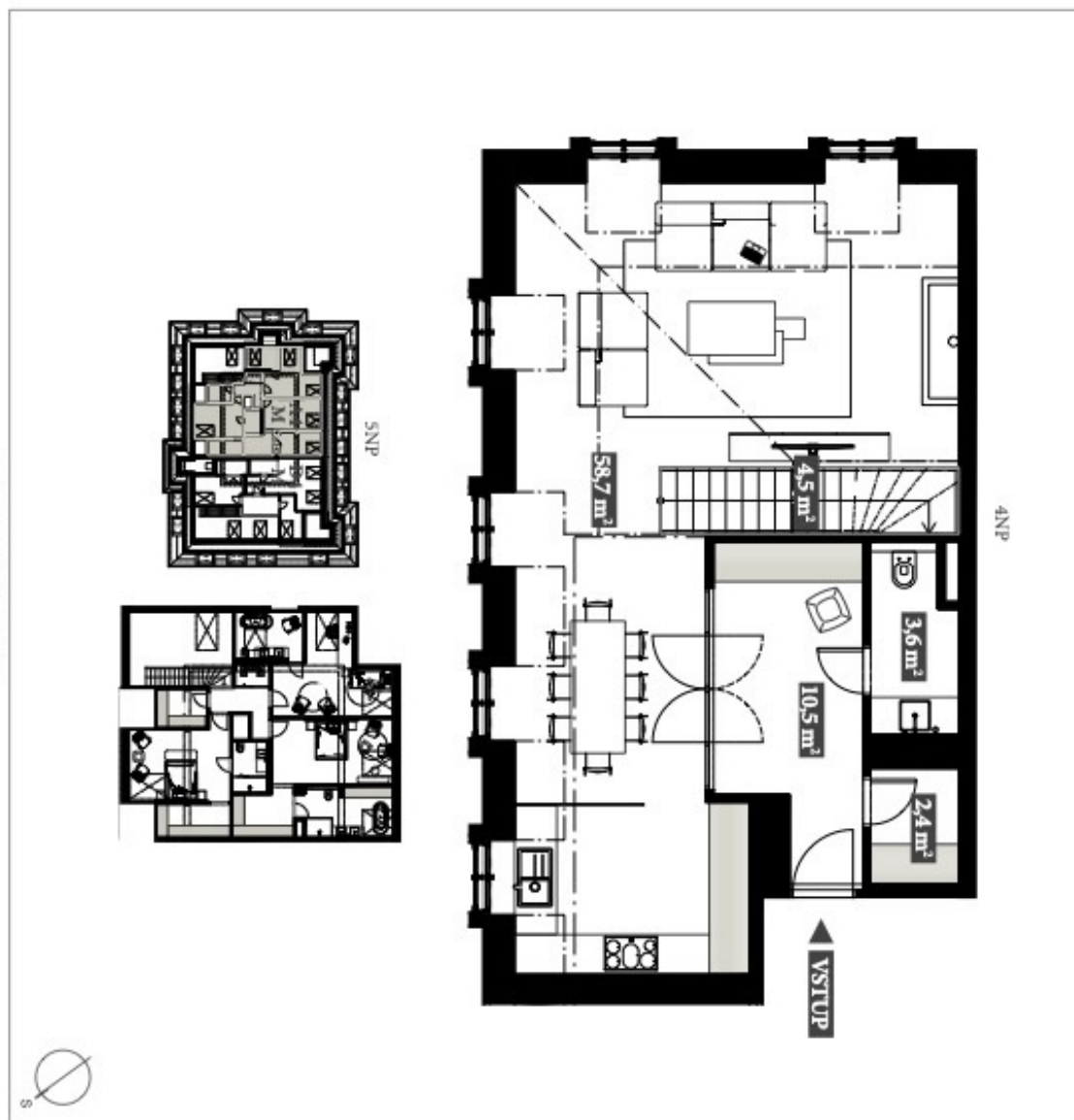
Floor area 185.1 m², cellar storage 5.60 m².



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BYT A4 4 a 5NP / 4+kk

MEZONET

Užitková plocha v 4NP 79,7 m²

Užitková plocha v 5NP 129,3 m²

Celková podlahová plocha* 185,1 m²

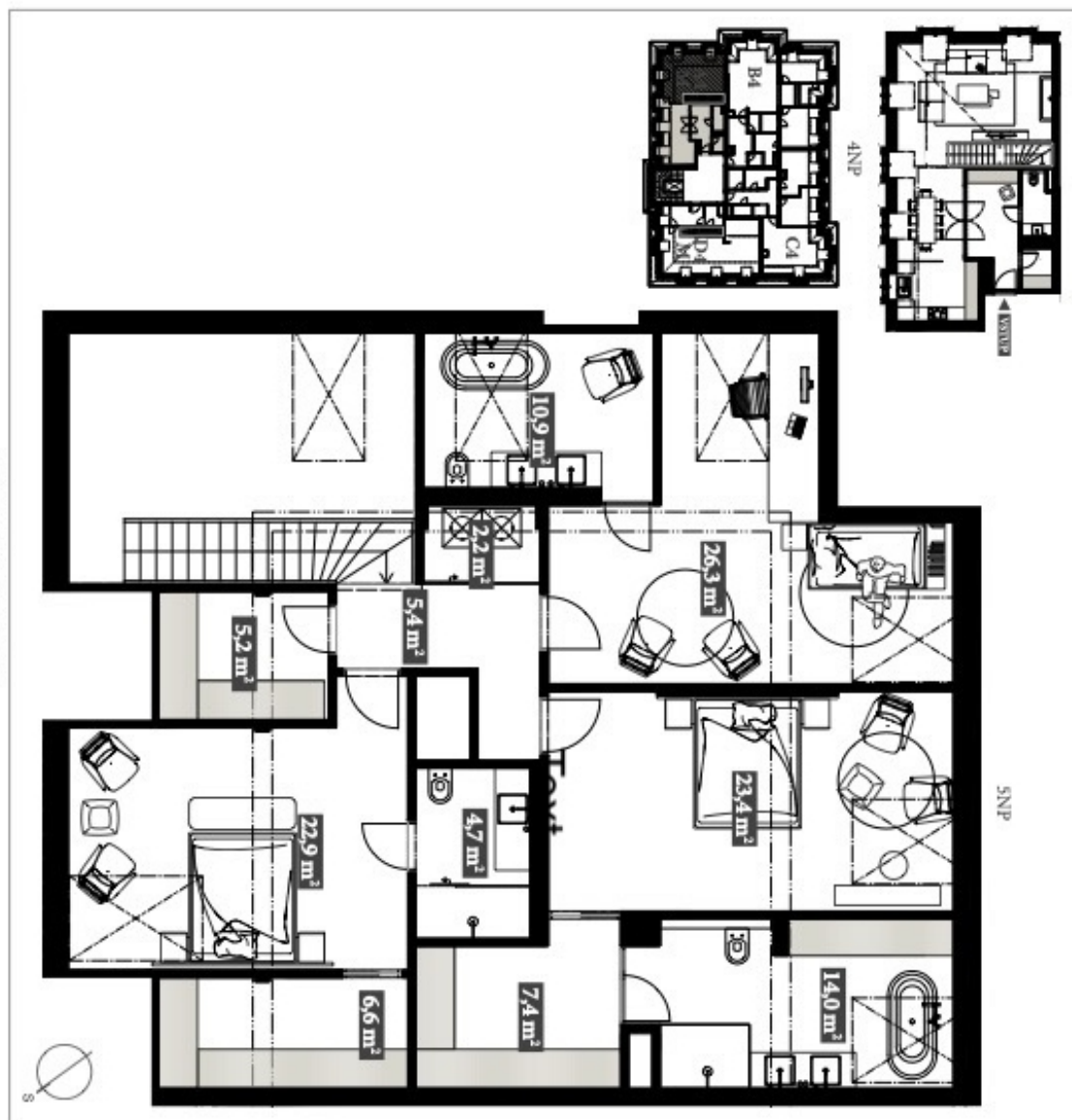
Samostatný sklep 5,6 m²



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