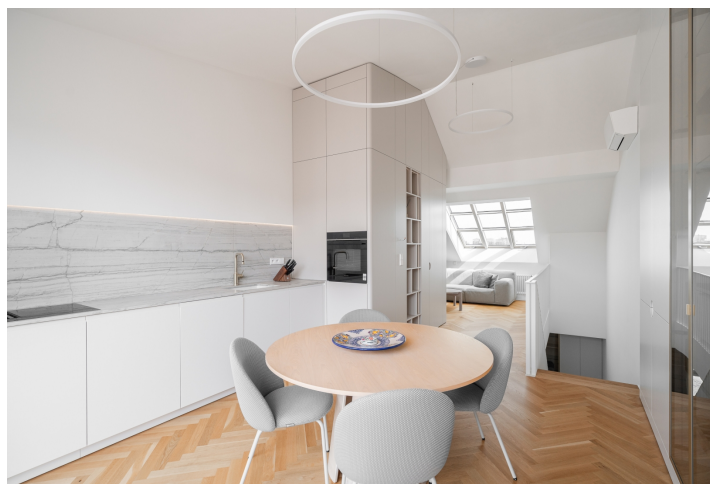




Apartment One-bedroom (2+1)

Sold

73 m², Prague 3, Vinohrady, Bořivojova





Apartment One-bedroom (2+1)

Sold

73 m², Prague 3, Vinohrady, Bořivojova

Total area	82 m²
Floor area*	73 m²
Terrace	9 m²
Parking	-
Cellar	-
PENB	B
Reference number	108578

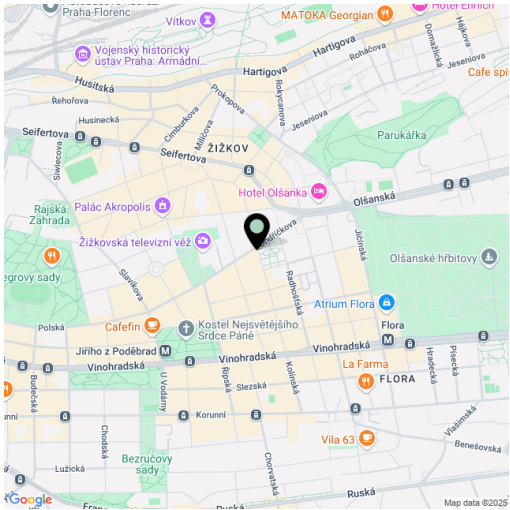
This premium, air-conditioned duplex apartment with a terrace, high-end furnishings, and an elegantly designed interior is located on the top floors of a carefully renovated historic building. The residential building stands on a square with a beautiful park, close to Mahlerovy Sady Park and Jiřího z Poděbrad Square.

On the entrance level (4th floor of the building), there is a bedroom with an en-suite bathroom, a staircase hall with an office, a separate toilet, and an entrance hall. In the attic, you'll find a kitchen with a dining area, a living room, and a toilet with a sink. The terrace, accessible from the kitchen, faces west onto the courtyard.

The apartment was created as part of the complete renovation of the building and was approved in 2024, having been minimally used since then. Both classic and roof windows are wooden, and the living room is flooded with light streaming in through large skylights. The floors are made of oak parquet in a herringbone pattern. The kitchen features a worktop and backsplash made of natural, non-absorbent White Macaubas quartzite, a Blanco ceramic sink, Siemens appliances (electric steam oven, induction cooktop with extraction, dishwasher), and a Liebherr no-frost refrigerator (all appliances under warranty). If desired, the entire kitchen equipment, including pots and pans by Berndorf or Zwilling and porcelain sets, can remain. The interior is fully furnished with custom-made furniture from the Huliman Slovak bespoke studio, with seating furniture by the Pianca and Miniform Italian brands. The terrace features outdoor seating by the Diphano Belgian brand. The dining table and coffee table are made from bleached oak. Built-in furniture provides plenty of clever storage and shelving space. The apartment is equipped with a Samsung smart TV, a built-in Haier washer-dryer, illuminated mirrors in the bathrooms, LED staircase lighting, and dimmable LED furniture lighting. The entrance security door was made according to the original period doors, and the interior features double-leaf lacquered doors and single-leaf flush doors. The apartment is air-conditioned, with heating and hot water supplied by a gas building boiler.

The building is part of an attractive location close to the city center. A beautiful park was recently created directly in front of the building, with shops including a supermarket, post office, pharmacy, restaurants, and cafes within easy reach. The area is also enhanced by Mahlerovy Sady with the iconic Žižkov TV Tower. The tram stop is just a 5-minute walk away, and the Jiřího z Poděbrad metro station, surrounded by bistros, cafes, and farmer's market stalls, is within walking distance.

Floor area 72.8 m², terrace 9 m².



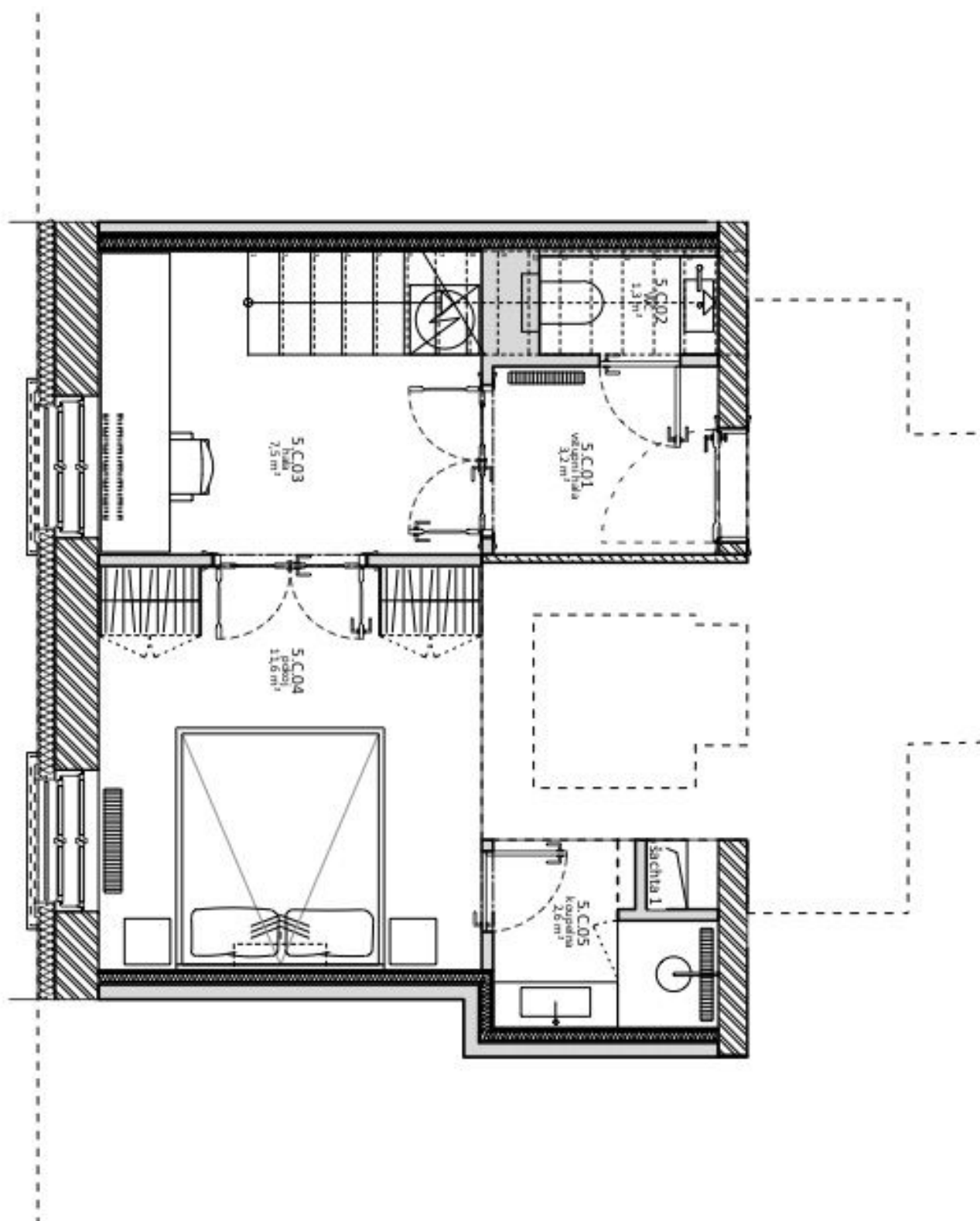
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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