



Apartment Two-bedroom (3+kk)

€ 1 046 465 | CZK 25 900 000

94 m², Prague 2, Vinohrady, Italská





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Total area	115 m²
Floor area*	94 m²
Terrace	21 m²
Parking	Garage parking included
Garage	Yes
Cellar	Yes
PENB	G
Reference number	108612

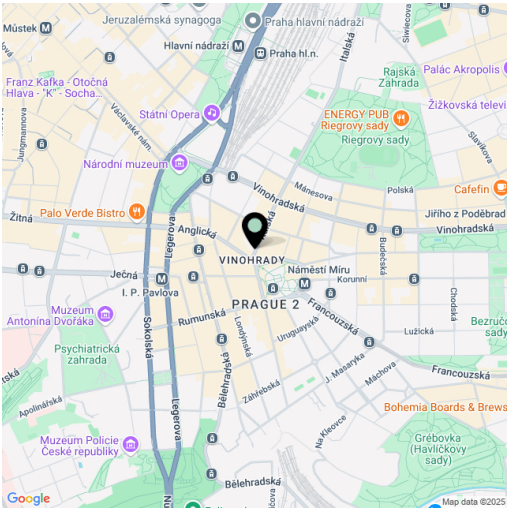
This nearly 100 m² apartment with two sunny terraces and postcard-worthy views of Prague's landmarks is located on the 1st floor of the modern Residence Riegrovy Sady complex with an elevator, garden, and underground garage, where one parking space is reserved for the apartment. The residence is situated in a prestigious part of the wider city center, away from main roads and close to Riegrovy Sady Park.

The cleverly designed layout includes a living room with a kitchen, two bedrooms, a bathroom (with a double sink and bathtub with a shower screen), a separate toilet, and an entrance hall. **One terrace** is accessible from the living room, while **the other** connects both bedrooms (both terraces are **covered**).

The residence was completed in 2006. Facilities include hardwood floors, **floor-to-ceiling windows**, blinds, security doors, and a video intercom system. Ample storage is provided by built-in wardrobes, and heating is handled by a gas boiler. The apartment includes a **garage parking space** and a **cellar**, both accessible by **elevator**. The residential complex offers a 24-hour reception, security, a camera surveillance system, and on-site management.

The **historic city center** is just a 10-minute walk away. Within walking distance, there are schools ranging from kindergartens to the **University of Economics**, a supermarket and smaller shops, a medical clinic, a pharmacy, and **sports facilities** including tennis courts. The **Riegrovy Sady** and **Rajská Zahrada** parks are only a few steps away. Convenient public transport includes a bus to the Florenc transport hub, and the Hlavní nádraží and Muzeum metro stations are also within walking distance.

Floor area 94 m², terraces 17 m² and 7 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.