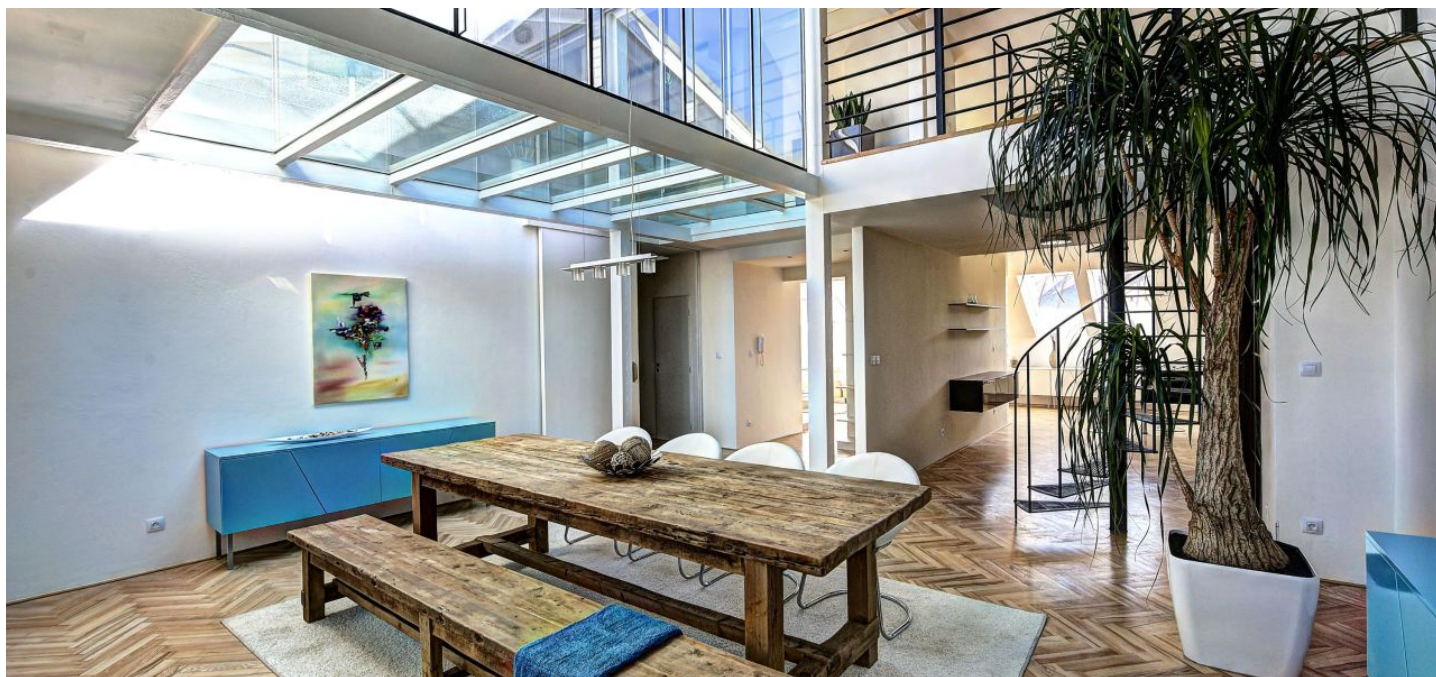




## Apartment Three-bedroom (4+kk)

Sold

260 m<sup>2</sup>, Praha 2, Vinohrady, Záhřebská





## Apartment Three-bedroom (4+kk)

**Sold**260 m<sup>2</sup>, Praha 2, Vinohrady, Záhřebská

Total area	268 m <sup>2</sup>
Floor area*	260 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	2 garage parking spaces at an extra cost
Garage	Yes
Cellar	Yes
Service price	10 457 CZK monthly
PENB	G
Reference number	14297

This airy apartment with an elevator leading directly to its entrance and with an atrium terrace providing panoramic views of Prague is located on the two topmost floors of a modern residence with a reception and underground garages in the most desirable part of Vinohrady, on Záhřebská Street right next to a square with a fountain designed by contemporary sculptor Miroslav Bešćec.

The dominant feature of the entrance level (on the 5th floor) is a **100-meter living space** with a kitchen and dining room illuminated by the **glass floor of the terrace**. There is also a master bedroom with an en-suite bathroom, another 2 bedrooms, a central bathroom, 2 separate toilets, an entrance hall, and a utility room with a gas boiler. A **spiral staircase** leads to the attic, which consists of a large open gallery with access to the terrace providing **unique views** of the city's important landmarks, including the **Prague Castle**.

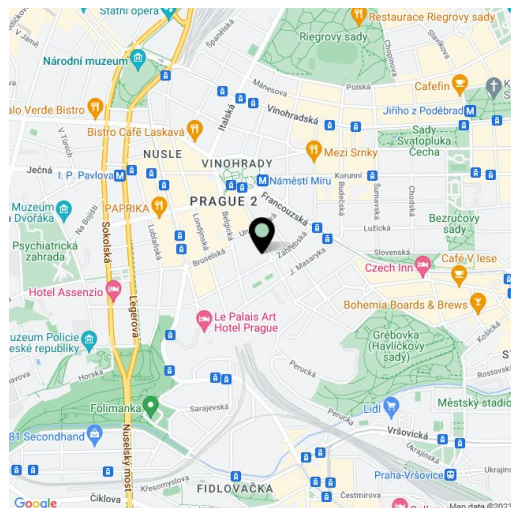
In the interior, **parquet floors** are impressively combined with glass surfaces, enough light and space evoke a feeling of complete freedom. The apartment was partially renovated in 2016. The unit comes with two cellars. It is possible to buy up to two **garage parking spaces**. The residence, created out of a building in the style of the French Renaissance and Mannerism, was built in **Královské Vinohrady** in 1890 by Václav Kaura. At the turn of the millennium, under the leadership of **architect Petr Franta**, it was sensitively **reconstructed** and transformed into a multifunctional building.

As one of the most popular residential areas in Prague for many years running, Vinohrady has offered cultured living in the **immediate vicinity of the city center**. The building is located just a 2-minute walk from the metro station and tram stops on náměstí Míru Square. There are many high-quality restaurants, cozy cafes, cultural institutions, and schools (private and public), including the **Lauder School**. Large **Grébovka Park** can be reached on foot in just a few minutes.

The apartment is currently rented until August 31st, 2021 for CZK 65,000 + utilities.

Interior 259.8 m<sup>2</sup>, terrace 8.3 m<sup>2</sup>, cellar 4.2 m<sup>2</sup> + 2.3 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



# Apartment Three-bedroom (4+kk)

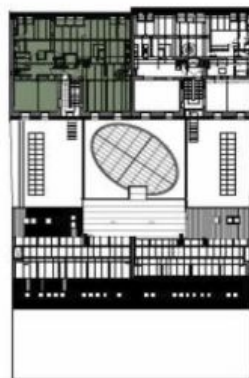
Sold

260 m<sup>2</sup>, Praha 2, Vinohrady, Záhřebská



VÝBAVENÍ	POČET
kuchyňská linka	1
keramická varná deska / el. trouba	1/1
myčka / dřez	1/1
odsavač par	1
kombinovaný kotel el. vytápění	1
radiátor / topné těleso - žebřík	8/2
spřeha / vana	1/1
umyvadlo / umyvátko	3/2
záchodová mísa	3
mísač baterie	8
krb	1
vestavěná skříň	1

## 5. PATRO A GALERIE (6.-7.NP)



bytová jednotka  
**244/7**

**VLAST. PODÍL 2598/58530**

4+kk 259,8m<sup>2</sup>

6.01	vestupní hala	5,9m <sup>2</sup>
6.02	hala	8,8m <sup>2</sup>
6.03	koupelna	5,3m <sup>2</sup>
6.04	wc	1,7m <sup>2</sup>
6.05	koupelna s wc	7,6m <sup>2</sup>
6.06	wc	1,0m <sup>2</sup>
6.07	obývací prostor	102,2m <sup>2</sup>
6.08	ložnice	13,7m <sup>2</sup>
6.09	ložnice	16,3m <sup>2</sup>
6.10	ložnice	20,0m <sup>2</sup>
6.11	tech. místnost mimo jednotku	1,3m <sup>2</sup>
7.01	galerie	75,4m <sup>2</sup>
	<b>259,8m<sup>2</sup></b>	

nezapočítává se do plochy jednotky:  
7.02 terasa 8,3m<sup>2</sup>