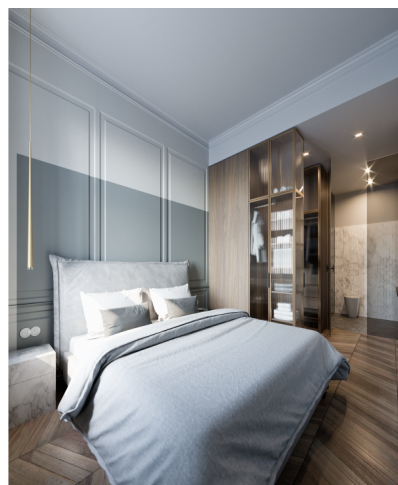




Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova





Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova

| | |
|------------------|--------------------|
| Total area | 116 m ² |
| Floor area* | 108 m ² |
| Balcony | 8 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 27142 |

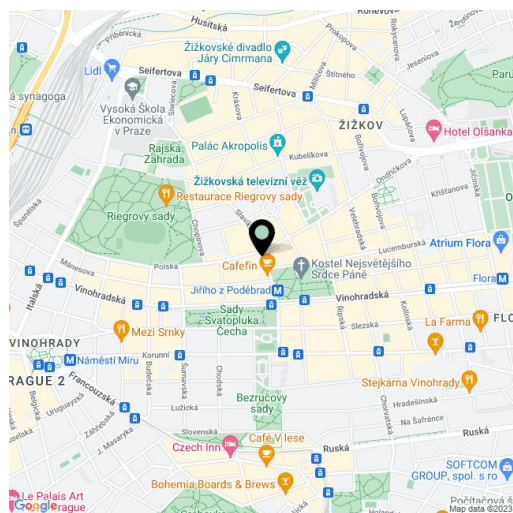
This apartment with two balconies is located on the 2nd floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for September 2019.

The layout offers a living room with a dining area and an open plan kitchen with access to a **southwest-facing balcony**, a study, 2 bedrooms (1 with an en-suite bathroom and an access to the balcony) with windows facing the courtyard, a bathroom, a guest toilet, an entrance hall, and a closet.

The apartment is offered in a completely finished state with the option of white walls finishing (i.e. before the completion of the final surfaces - floors, tiles). Facilities include **oak floors**, large-format tiles, high quality sanitary ware, **cassette interior doors** and **replicas of casement windows**, double-wing entrance doors with period mouldings, data distribution, a home phone, and a preparation for a satellite TV. Heating will be provided by a central boiler room in the basement. The purchase price includes a **cellar**.

The sought-after location provides all civic amenities and **easy access to the center** thanks to the close proximity of a tram stop and the Jiřího z Poděbrad metro station (line A). Within walking distance, there are both kindergartens and elementary schools, high schools, shops, cafes, and restaurants, the Akropolis Palace, **Mahlerovy Sady** Garden with the Žižkov TV Tower and the Sokol Královské Vinohrady swimming pool in **Riegrovy Sady Park**.

Interior 108.8 m², balcony 4.6 m² and 2.8 m², cellar.



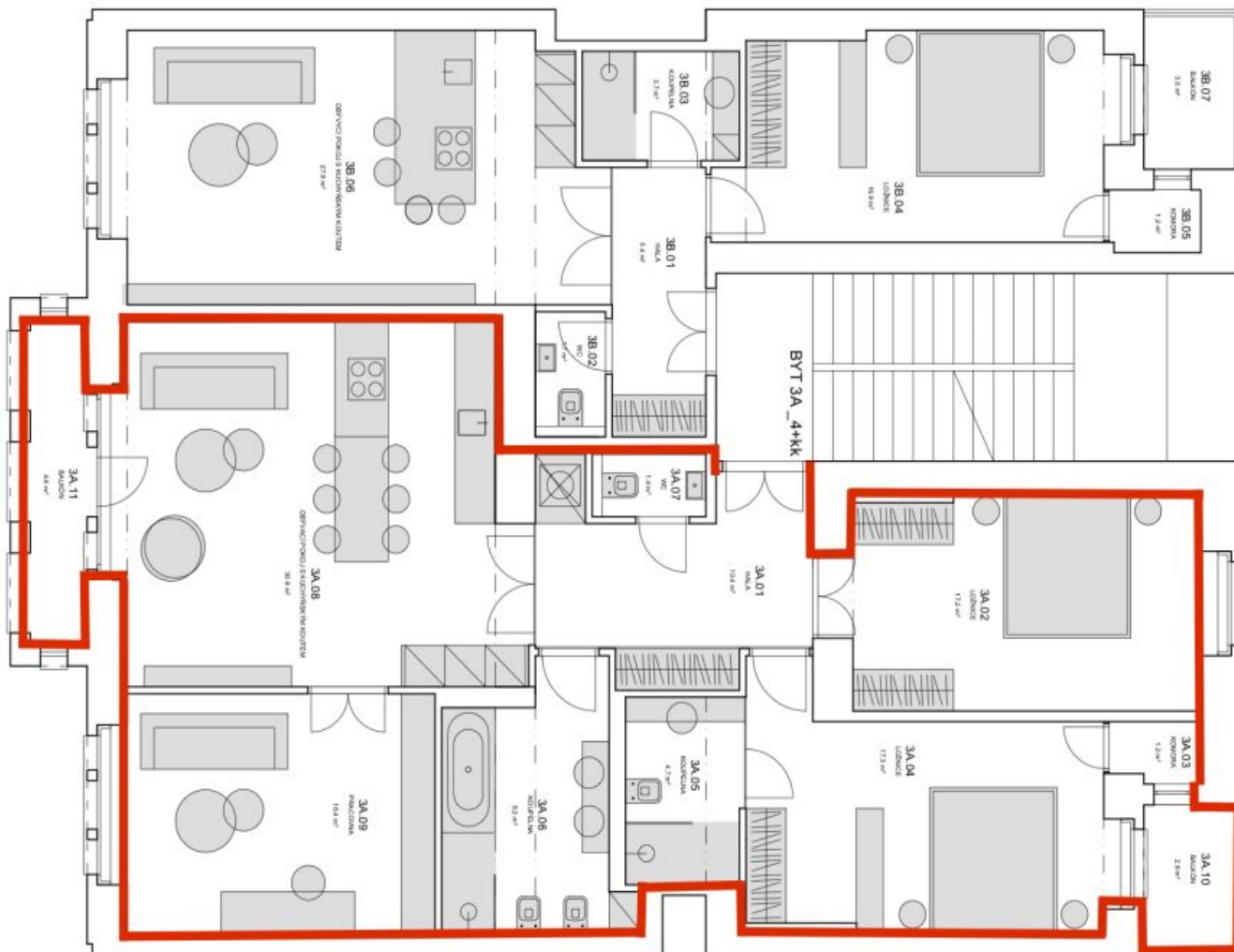
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova



BYT 3A_4+KK

| ČÍSLO | NÁZEV | PLOCHA m ² |
|---------------|--------------------------------------|-----------------------|
| 3A.01 | HALLA | 5,4 |
| 3A.02 | LODŽICE | 17,2 |
| 3A.03 | KOCHENIA | 1,3 |
| 3A.04 | LODŽICE | 17,3 |
| 3A.05 | KOCHENIA | 4,7 |
| 3A.06 | KOCHENIA | 9,2 |
| 3A.07 | WC | 1,4 |
| 3A.08 | OBYTNÍ PROSTOR S KUCHYNSKOU PANELOVÁ | 39,9 |
| 3A.09 | KOCHENIA | 16,4 |
| CELKEM | | |
| 3A.10 | BALKÓN | 2,8 |
| 3A.11 | BALKÓN | 4,6 |