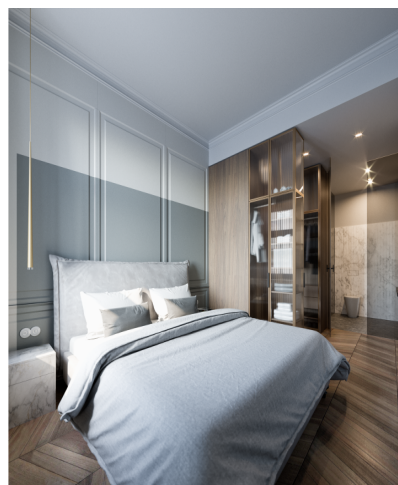




## Apartment Three-bedroom (4+kk)

Ask for price

108 m<sup>2</sup>, Prague 3, Vinohrady, Slavíkova





## Apartment Three-bedroom (4+kk)

Ask for price

108 m<sup>2</sup>, Prague 3, Vinohrady, Slavíkova

Total area	116 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27142

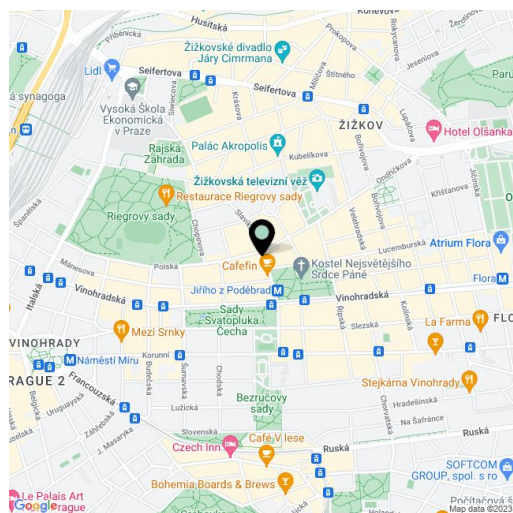
This apartment with two balconies is located on the 2nd floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. 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 m<sup>2</sup>, balcony 4.6 m<sup>2</sup> and 2.8 m<sup>2</sup>, cellar.



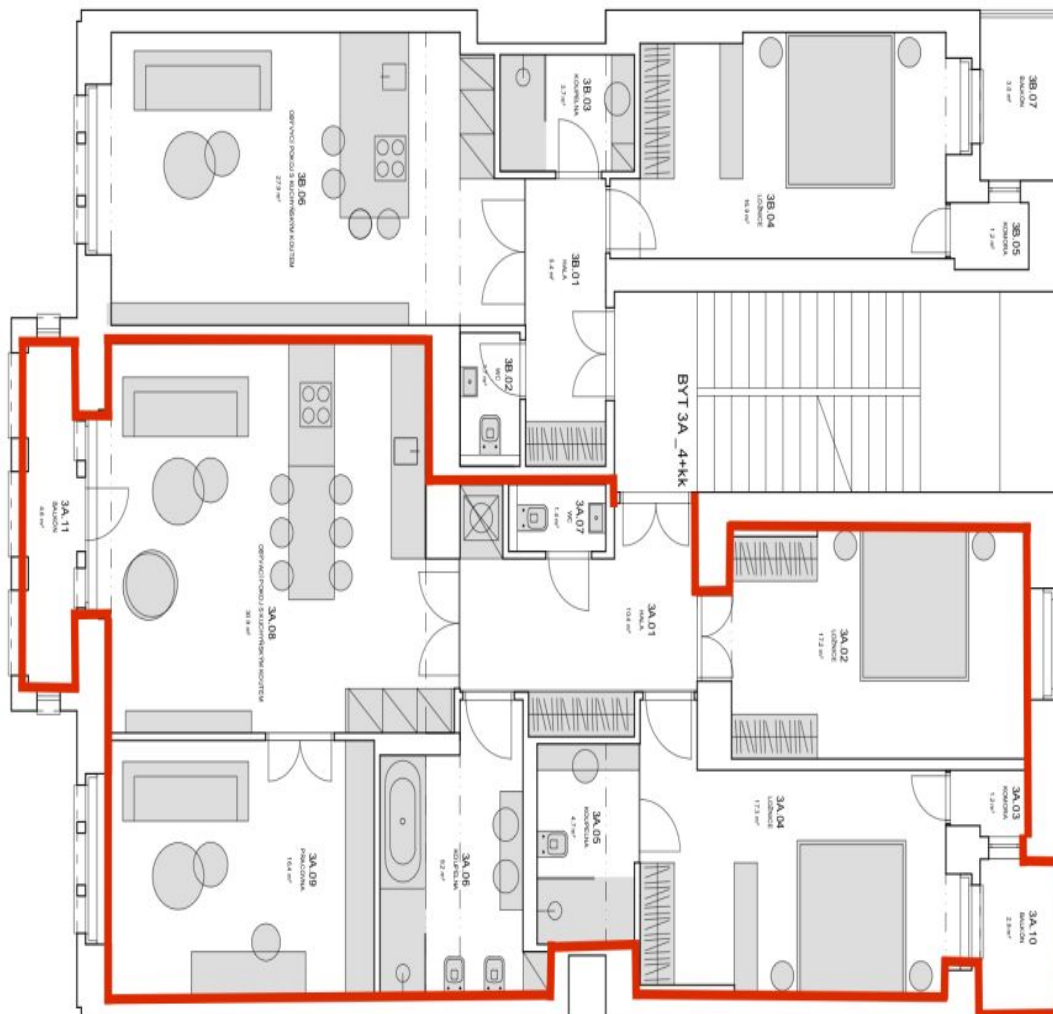
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+kk)

Ask for price

108 m<sup>2</sup>, Prague 3, Vinohrady, Slavíkova



**BYT 3A\_4+kk**

Číslo	Název místnosti	Plocha m <sup>2</sup>
3A_01	HÁLA	5,0
3A_02	LOŽNICE	17,2
3A_03	KOCHÁNKA	9,3
3A_04	LOŽNICE	17,3
3A_05	KOCHÁNKA	4,7
3A_06	KOUPELNA	8,2
3A_07	WC	1,4
3A_08	OSTRŮVŔKOVÁ PRACOVNÍ PLOCHA	26,8
3A_09	KUCHYŔŔKOVÁ PRACOVNÍ PLOCHA	16,4
<b>CELKEM</b>		
		<b>108,3</b>
3A_10	BRÁNKA	2,8
3A_11	BRÁNKA	4,6