



## Apartment Four-bedroom (5+1)

Sold

180 m<sup>2</sup>, Praha 2, Vinohrady, Americká





## Apartment Four-bedroom (5+1)

**Sold**180 m<sup>2</sup>, Praha 2, Vinohrady, Americká

Total area	205 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Garden	113 m <sup>2</sup>
Parking	Two underground parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	30854

This spacious, quiet family apartment with a sunny terrace and its own garden is part of the Americká Park boutique residence surrounded by greenery, set in an attractive part of Vinohrady near the famous Osvěta Villa and Havlíčkovy Sady Park.

The thoughtful layout of the unit situated on the ground floor consists of a spacious living room connected by large windows with a **terrace and garden**, a large entrance hall, a kitchen, a master bedroom with an en-suite bathroom, another 2 bedrooms with a shared bathroom, and a **separate suite** with a bathroom accessible directly from the entrance hall, which can function as a separate guest room, a room for a live-in babysitter, or as an office.

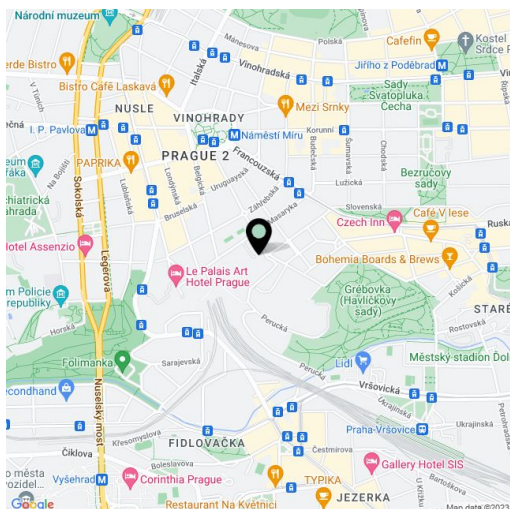
**High ceilings**, bright airy rooms, quality materials, **parquet floors**, built-in wardrobes and plenty of storage solutions, a washer and dryer, motorized window blinds, a satellite TV connection, smoke detectors, a **private alarm** besides the security monitoring system for the entire building. The apartment comes with **two large, practical parking spaces** in the underground garage. Its **private garden** is directly connected to the residence's park.

The Americká Park landmark residence, completed in 2003, consists of 4 villas situated in a 7,000 sq. m. enclosed garden with a barbecue area or children's playground. This quiet, exclusive complex overlooks Prague 4. The residence is adjacent to the garden of Osvěta Villa, where T. G. Masaryk lived for some time, and where his son Jan was born.

The cultivated Vinohrady district is located next to the city center, which is reachable in a few minutes by metro and tram. The ride to the I. P. Pavlova station or Míru Square takes only a few minutes. Traveling by car is made easier due to the quick connection to the highway. There are several private and public schools in the area, including the **Lauder kindergarten, elementary, and high school**, and a large number of cafes, bistros, and restaurants. It is close to **Romantic Havlíčkovy Sady Park** with children's playgrounds, views of Prague, or a vineyard pavilion with a café.

Interior 180 m<sup>2</sup>, terrace 24.9 m<sup>2</sup>, garden 113 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 Four-bedroom (5+1)

180 m<sup>2</sup>, Praha 2, Vinohrady, Americká

Sold

