



## Apartment Three-bedroom (4+kk)

Sold

110 m<sup>2</sup>, Prague 3, Vinohrady, Slavikova





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|                  |                    |
|------------------|--------------------|
| Total area       | 117 m <sup>2</sup> |
| Floor area*      | 110 m <sup>2</sup> |
| Balcony          | 7 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 31835              |

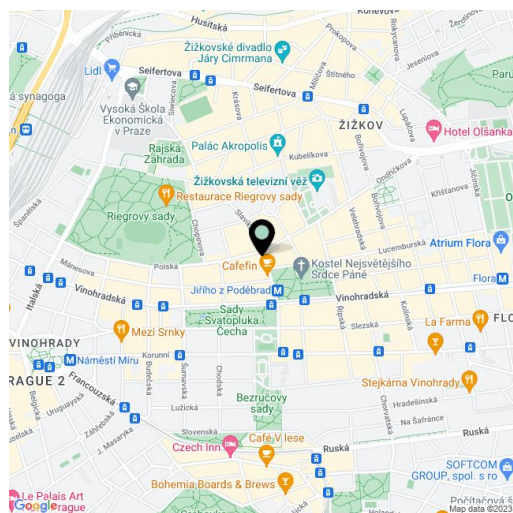
This new apartment with a balcony will be located on the 5th floor of a boutique residential project, consisting of the reconstruction of a 19th century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled by the end of 2020.

The layout will offer a living room with a dining area and an open plan kitchen, 2 bedrooms (1 with an en-suite bathroom and 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. Facilities include oak floors, large-format tiles, air conditioning units in every room, 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 115.7 m<sup>2</sup>, balcony 2.8 m<sup>2</sup> a 3.8 m<sup>2</sup>, cellar.



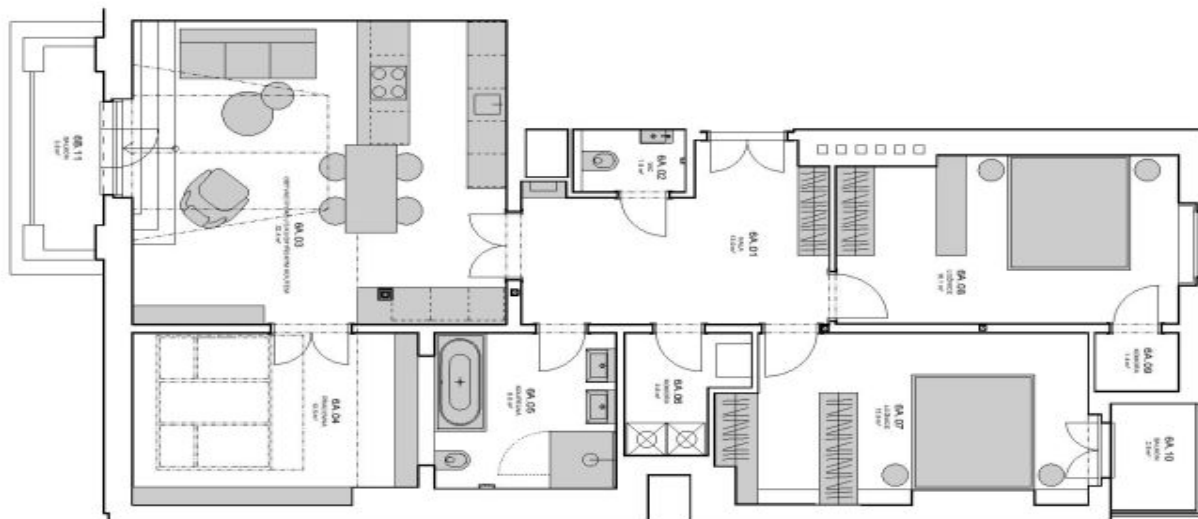
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BT BA 4kk

| Číslo            | Popis          | Podlahová plocha |
|------------------|----------------|------------------|
| BA.01            | Obývací pokoj  | 13,00            |
| BA.02            | Kuchyň         | 7,00             |
| BA.03            | Jídelna        | 11,00            |
| BA.04            | Ložnice        | 12,00            |
| BA.05            | Koupelna       | 5,00             |
| BA.06            | Ložnice        | 12,00            |
| BA.07            | Ložnice        | 12,00            |
| BA.08            | Balkon         | 3,00             |
| BA.09            | Balkon         | 3,00             |
| BA.10            | Úložný prostor | 1,00             |
| BA.11            | Průchod        | 1,00             |
| KOVANÉ VÝSTŘELKY |                |                  |
| VOLNÝ KONTAKT    |                | 1,00             |

PHOTOS  
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