



## Apartment One-bedroom (2+kk)

Ask for price

57 m<sup>2</sup>, Praha 3, Vinohrady, Slavíkova





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Total area	60 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	31836

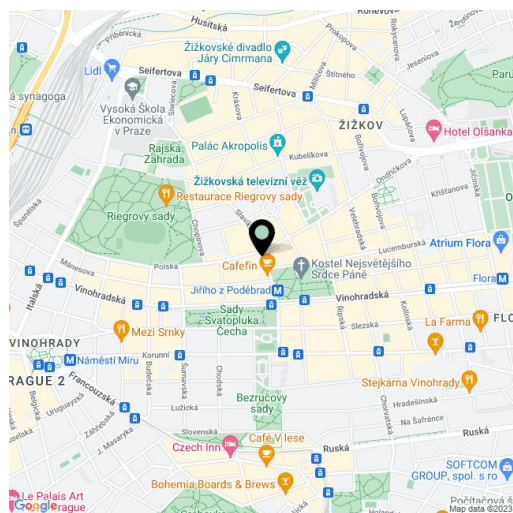
This new apartment with a balcony will be located on the 6th floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for Q2 2020.

The layout will offer a living room with a dining area, an open plan kitchen, a bedroom with **access to a balcony**, a bathroom with a 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-paned 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 storage unit**.

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**.

Floor area 56.57 m<sup>2</sup>, balcony 2.97 m<sup>2</sup>, cellar.



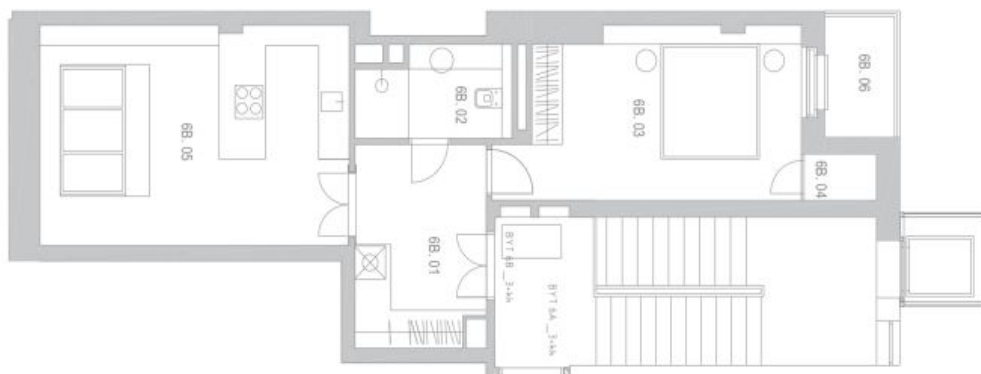
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Technická informace		Podrobnosti	
Číslo	Popis	Podlahová plocha	Podlahová plocha s balkonem
68.01	Obývací pokoj	9,13	9,13
68.02	Kuchyň	4,18	4,18
68.03	Ložnice	17,70	17,70
68.04	Koupelna	1,18	1,18
68.05	Prádlovna	2,18	2,18
68.06	Chodba a vchod	2,88	2,88
CELKEM		29,37	29,37
Podlahová plocha s balkonem / balkonem		29,37	29,37
68.06	Balkon	2,00	2,00