



## Apartment One-bedroom (2+kk)

Ask for price

57 m<sup>2</sup>, Prague 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

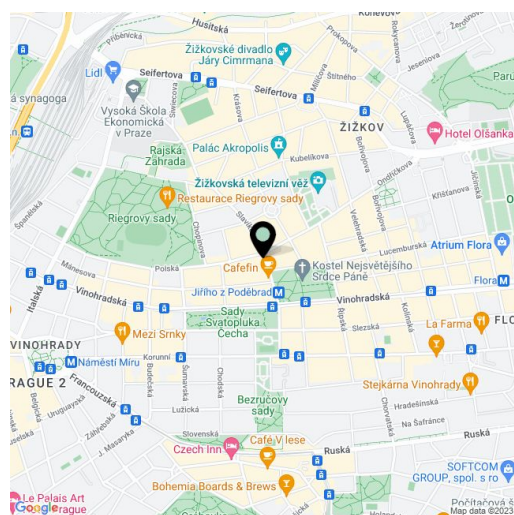
This new apartment with a balcony will be located on the 6th floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov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



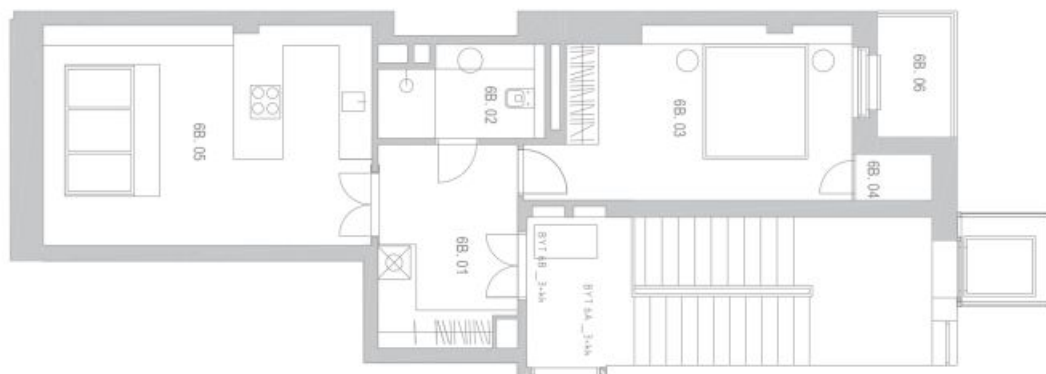
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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TABULKA MĚŘENÍ		Plocha m <sup>2</sup>	
Č. M.	MĚŘENÍ		
6B.01	HALA	4.10	
6B.02	KUCHYŇKA	4.78	
6B.03	LOŽNICE	17.38	
6B.04	KUPELNA	7.19	
6B.05	OSTROVŇEK (KUCHYŇKA A KUCHYŇKA)	11.18	
<b>CELKEM</b>		<b>54.63</b>	
POLOŽENÍ PLOCHY VE VÝKRESU		<b>6B.4</b>	
6B.06	SKLAD	2.00	