



## Apartment One-bedroom (2+kk)

Sold

53 m<sup>2</sup>, Praha 3, Vinohrady, Nitranská





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Total area	53 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1 482 CZK monthly
PENB	G
Reference number	32352

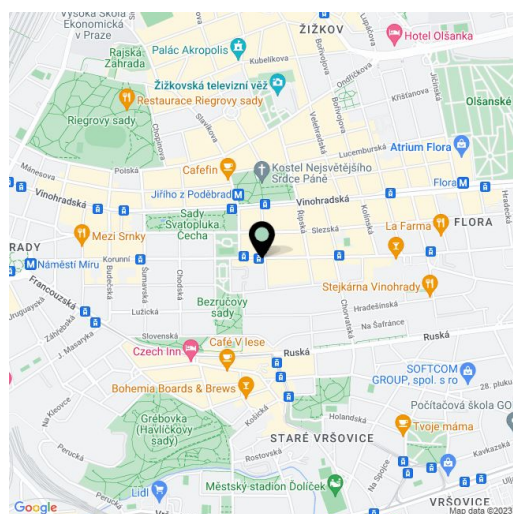
This unique, east-facing apartment has been expensively renovated, and its interior has been given a fresh look. It boasts preserved original architectural features. Modern technologies provide a high level of comfort. The apartment is located on the 2nd floor of a corner apartment building from the beginning of the last century. Královské Vinohrady is a sought-after location with high-quality services, many parks, and within quick reach of the city center.

The layout consists of a living room with an open plan kitchen and a dining area, a bedroom, a bathroom, and an entrance hall with space for a washing machine.

The interior with **high ceilings** was created using **premium materials and advanced technologies**: a Honeywell smart heating system controlled by phone, built-in wardrobes with lighting, **Villeroy & Boch** and **Hansgrohe** (thermostatic taps) sanitary ware, **oak parquet floors**, Italian tiles, sintered anti-slip tiles, or walls painted using the highest quality British Farrow & Ball paint. The custom-made kitchen has built-in **Bosch appliances and a Bianco Sardo granite countertop**. Triple-glazed wooden casement windows. The apartment is sold including the furniture.

The desired location offers excellent transport accessibility, the ride to the city center from the nearby **Jiřího z Poděbrad** tram stop and metro station takes 5 minutes. The square of the same name is surrounded by excellent restaurants, cafes, bistros, and bakeries. Regular farmers' markets are held here. There are complete civic amenities: kindergartens, schools, shops, pharmacies, a post office, or a business and entertainment center. Within a short walk, you can reach the extensive **Riegrovy Sady Park** with a garden restaurant and a sports center with an indoor swimming pool.

Interior 53 m<sup>2</sup>.



\* 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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