



## Apartment Two-bedroom (3+kk)

Sold

108 m<sup>2</sup>, Prague 2, Vinohrady, Mikovcova





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Total area	114 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32661

This new sunny duplex apartment (finished in 2019) with a terrace overlooking the National Museum is part of a revitalized apartment building with an elevator located on a side street on the border of Vinohrady and Nové Město, within easy walking distance of the city center.

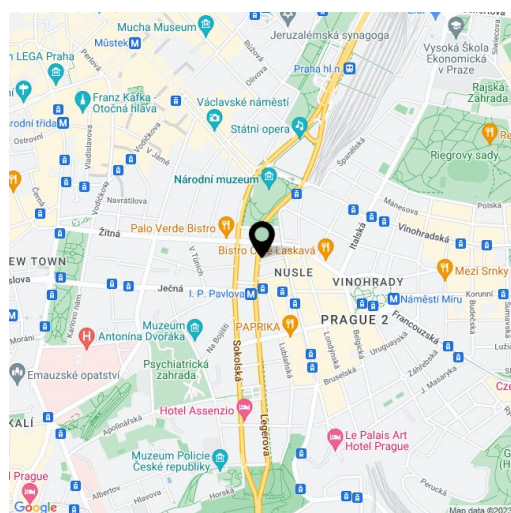
The entry level on the 4th floor consists of a living room with a preparation for a kitchen, a spacious entry hall, a bathroom (with a shower), a guest toilet, and a walk-in closet with a connection for a washing machine. Upstairs, there are 2 bedrooms with access to a terrace **facing the courtyard**, a bathroom (with a bathtub), and a gallery.

The interior is finished to a high standard, which includes **hardwood oak floors**, large-format tiles, a house videophone, or a **preparation for air conditioning**. The living room is illuminated by **large skylights**. Heating is provided by an economical gas boiler. The building has been reconstructed, including updated utilities and a refurbished roof, common areas, and facade. There is a new glass elevator. The unit comes with a **cellar**.

The building is situated a short walk from the I. P. Pavlova or Museum metro station and tram stop, within walking distance of complete amenities (shops, restaurants, clubs, cinemas, and theaters). Many national and international train links go from the nearby Main Railway Station. There is also a direct bus connection to the airport. Through the recently landscaped **Čelakovského Sady Garden**, you can reach **Wenceslas Square** within a few minutes. The nearby **Riegrovy Sady Garden** offers relaxation amongst the greenery.

Floor area 108.1 m<sup>2</sup>, terrace 6 m<sup>2</sup>, cellar 3 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.