



## Apartment Two-bedroom (3+kk)

Sold

99 m<sup>2</sup>, Praha 3, Vinohrady, Jagellonská





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Total area	107 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 200 CZK monthly
PENB	D
Reference number	32675

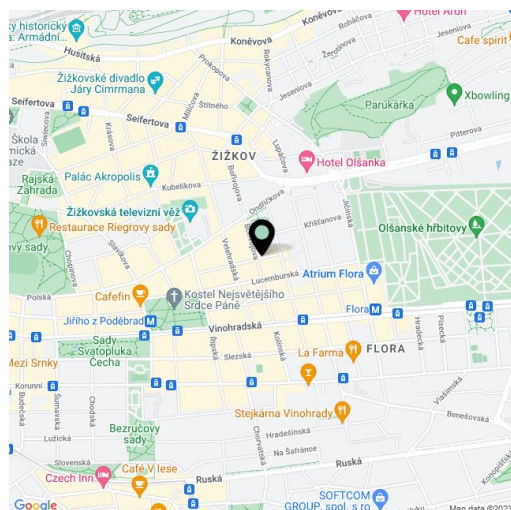
This designer duplex apartment is located on the 5th and 6th floor of a corner apartment building with an elevator. The house is just a few steps from Jiřího z Poděbrad Square, in a south-after location on the border of Vinohrady and Žižkov.

In the entrance level, there is an **air-conditioned living room** with a kitchen, a foyer, and a bathroom (with a toilet). Upstairs, there are 2 bedrooms and a bathroom (with a toilet).

Facilities include floating floors, wooden skylights, a **built-in air conditioning unit** in the living room, a complete kitchen, built-in wardrobes in the hall, **interior all-glass doors**, and a security entry door.

There are complete civic amenities, as well as a **perfect connection to the center** by metro and trams. The location has a nice atmosphere thanks to the amount of landscaped greenery. Within walking distance, there are restaurants, cafes, a farmers' market, a shopping and entertainment center, shops, a post office, banks or, pharmacies. In nearby **Riegrový Sady Garden**, there is a playground, a garden restaurant, and a swimming pool. A minigolf course, a petanque area, a picnic garden, and an ice-skating rink are in **Mahler Park**. **Parukářka Park**, with beautiful views of Prague skyline is within walking distance.

Interior 99.3 m<sup>2</sup>



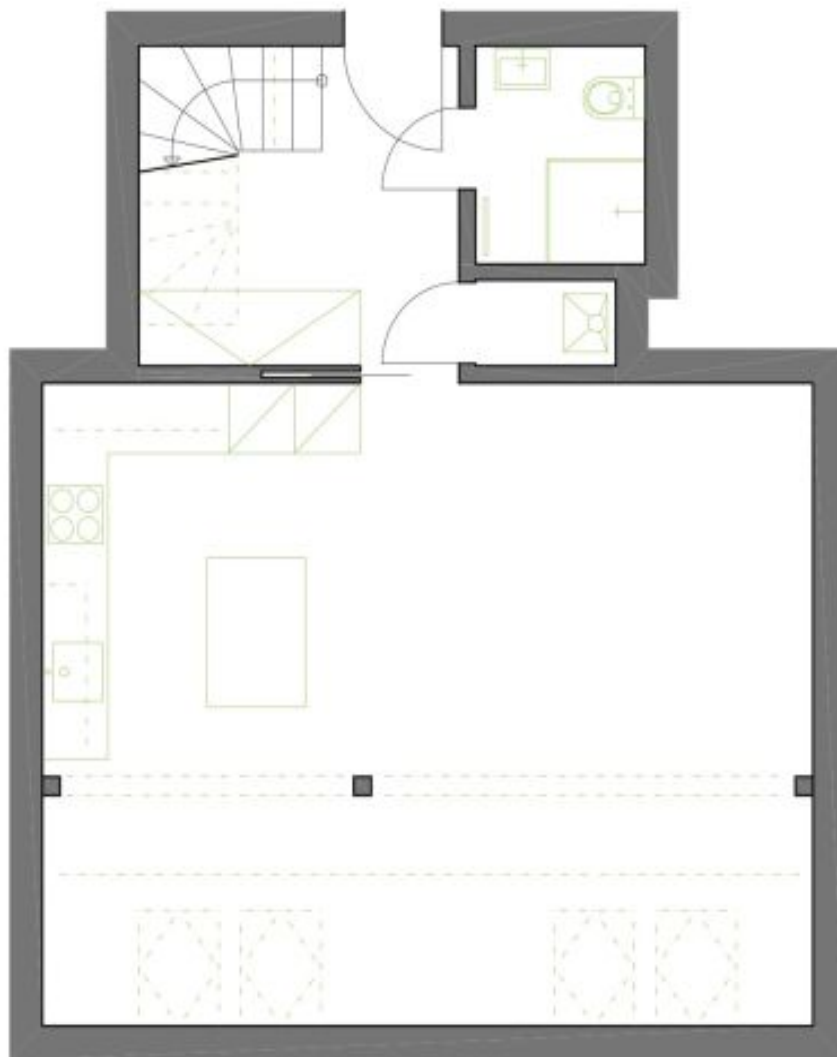
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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