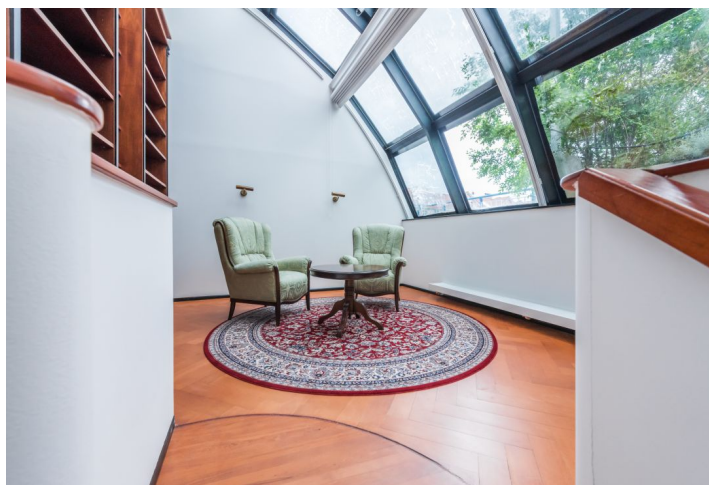




## Apartment Three-bedroom (4+1)

Sold

229 m<sup>2</sup>, Prague 3, Vinohrady, Hradecká





## Apartment Three-bedroom (4+1)

Sold

229 m<sup>2</sup>, Prague 3, Vinohrady, Hradecká

Total area	280 m <sup>2</sup>
Floor area*	229 m <sup>2</sup>
Terrace	51 m <sup>2</sup>
Parking	2 large parking spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	33104

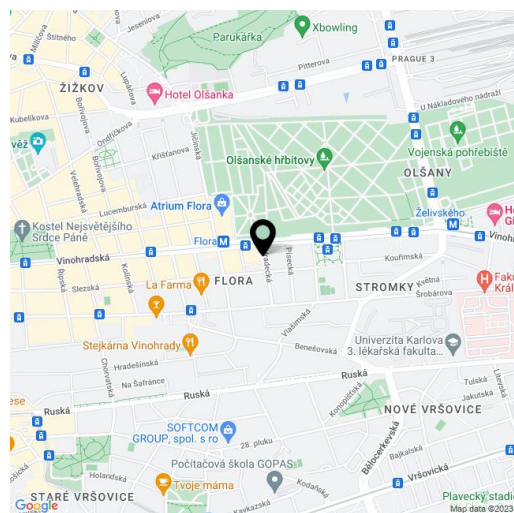
This very spacious duplex apartment with a terrace, suitable for renovation, 2 garage parking spaces, and air-conditioning is part of a modern multifunctional terraced house with a reception built on the site of a former factory from 1906. The location on the border of Žižkov and Vinohrady provides a wide range of services and excellent connections to the city center.

The entrance to the apartment from the gallery is located on the 1st floor. This level features an **80-meter living room with a southeast-facing terrace**, a kitchen with a dining area, 1 bedroom with access to the terrace, a study, a generous bathroom with an **infrared sauna and solarium**, a guest toilet, a walk-in closet, a utility room with a connection for a washing machine, and an entry hall. A bedroom is on the upper, **air-conditioned floor**.

**Parquet floors and tempered tiles**, windows are wood-aluminium with exterior blinds, interior shading, and **granite window sills**. Facilities include a **hydromassage bathtub** by the Italian brand Teuco, **Persian carpets**, a custom-made kitchen with built-in appliances and a **granite countertop**, the furniture shown on the photographs, and a security system. Central heating. The purchase price includes **2 large parking spaces** with garage doors in an underground car park. There is also a reception on the ground floor.

The building is located on a one-way street in close proximity to the **Flora** shopping and entertainment center, a metro station, and a tram stop. In the vicinity, there are restaurants, cafes, shops, a post office, a health center, a kindergarten and an elementary school, as well as an international nursery school and kindergarten, or a playground. Wenceslas Square is within a 4 minute-ride by metro, and 10 minutes by tram.

Interior 229.10 m<sup>2</sup>, terrace 51.05 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.

