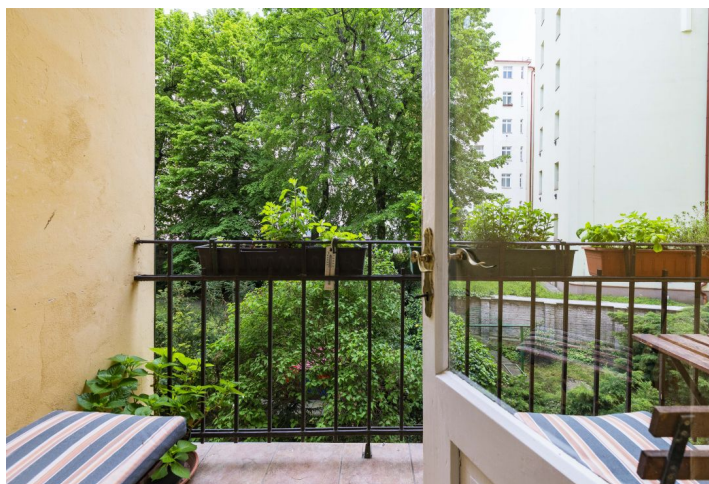




Apartment Two-bedroom (3+1)

Sold

117.73 m², Praha 3, Vinohrady, Kolínská





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Sold117.73 m², Praha 3, Vinohrady, Kolínská

Total area	121 m ²
Floor area*	118 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
Service price	2 930 CZK monthly
PENB	D
Reference number	34505

This bright apartment with large rooms, high ceilings, a balcony, and green views boasts an excellent address on the border of Vinohrady and Žižkov. It is located on the 1st floor of an apartment building on a side street lined with mature trees near Jiřího z Poděbrad Square and the Flora shopping and entertainment center.

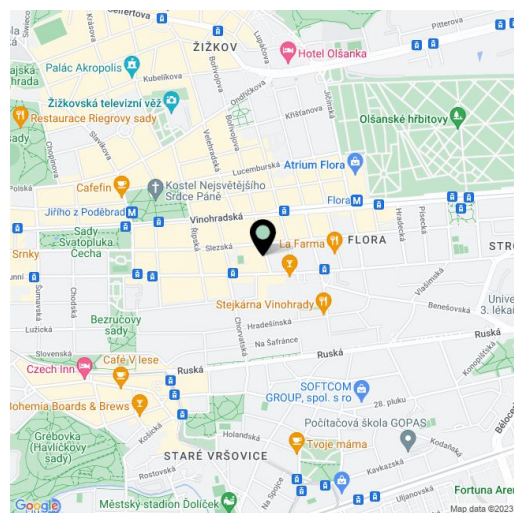
The northeast side of the apartment consists of a spacious living room and a separate kitchen with a dining room leading to the **balcony with views** of the **landscaped garden** in the **courtyard**. Thanks to the wide sliding doors, the kitchen can be connected to the living room, or it can also be closed to avoid noises from the kitchen. In the second southwest part, there are two bedrooms, both over 24 m². The intersection of the apartment consists of a central hall; there is also a **large walk-in closet**, a bathroom (with a bathtub), a toilet, and a closet.

Facilities include wooden casement windows with original **brass handles** and interestingly structured glass, and **wooden floating floors**. The bedroom is decorated with **decorative stucco** and **rosettes**. The kitchen is equipped with Bosch appliances (detached), there is a built-in wardrobe in the hallway. Heating is wby a gas boiler. The apartment comes with a **large cellar**. The building has a modern elevator. Parking is available in front of the building in the residential zone, or you can rent a garage parking space in the nearby Korunní Dvůr.

Several kindergartens (including English), an elementary and secondary school, supermarkets and smaller shops, restaurants, cafes, bistros, a post office, a pharmacy, and other services are within easy walking distance. A popular **farmers' market** regularly takes place on Jiřího z Poděbrad Square. The Flora shopping center is within easy reach. A tram stop is 200 meters from the building, and a line A metro station is 500 meters away.

Interior 118.1 m², balcony 3.27 m², cellar 15,95 m².

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.



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Kolínská



dvůr