



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	119 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	34568

This new sunny duplex apartment with a terrace and views of Prague rooftops is part of a revitalized apartment building with an elevator located on a side street on the border of Vinohrady and New Town, within walking distance of Wenceslas Square.

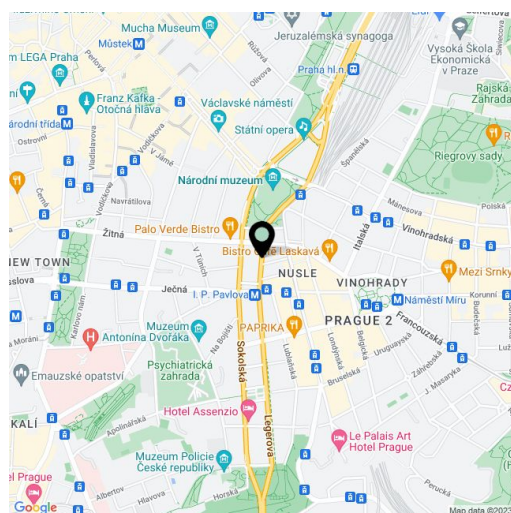
The entry level on the 4th floor consists of an open plan living room with a preparation for a kitchen, a spacious entry hall, and a toilet. Upstairs, there is a master bedroom with an en-suite bathroom and a walk-in closet, another bedroom, a bathroom, and a gallery. Both bedrooms have access to a **terrace that faces the courtyard.**

The interior is completed to a **high standard**, including **hardwood floors**, **preparation for air-conditioning**, Italian designer tiles. Heat is provided by an energy saving 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 depart and arrive 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 just a few minutes. The nearby **Riegrovy Sady Park** offers chances to relax amongst the greenery.

Floor area 112.6 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.