



## Apartment One-bedroom (2+kk)

Sold

61 m<sup>2</sup>, Praha 2, Vinohrady, Francouzská





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Total area	69 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	35067

**Bright attic apartment with a terrace facing a quiet courtyard situated on the 5th floor of a fully reconstructed building with an elevator.**

The apartment is divided into a spacious living room with a kitchen and access to the **terrace** overlooking the **green courtyard**, one bedroom, and a bathroom with a shower and toilet.

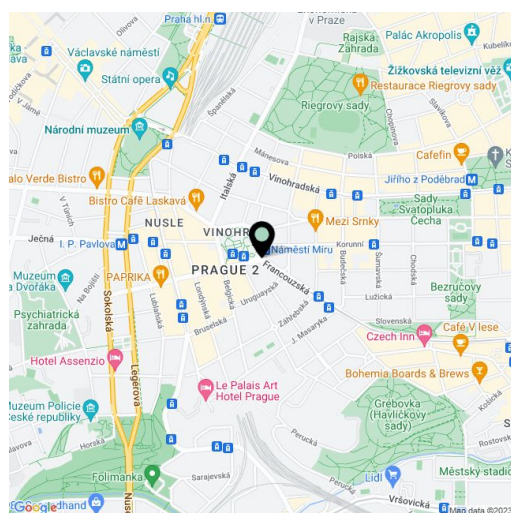
Classic **parquet floors**, the living room is illuminated by wooden French windows, the bedroom boasts a **large loft-like window**. Features include built-in wardrobes, a fully fitted kitchen with built-in appliances (gas stove), a security entry door, and an audio entry phone. Gas heating.

There are cafes and shops (grocery, drugstore, etc) next to the building, and there is also a post office nearby. The Náměstí Míru metro station is a few minutes' walk or one tram stop away. The surrounding area offers the possibility of walks in the **large Grébovka Park**, cultural and sports activities, and a wide range of restaurants and clubs, for instance on famous Krymská Street.

Interior 60.8 m<sup>2</sup>, terrace 8.3 m<sup>2</sup>.

The property is also suitable as an investment, the apartment is rented until June 30th, 2020 with an interesting yield. In case of mutual interest, it is possible to extend the lease.

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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