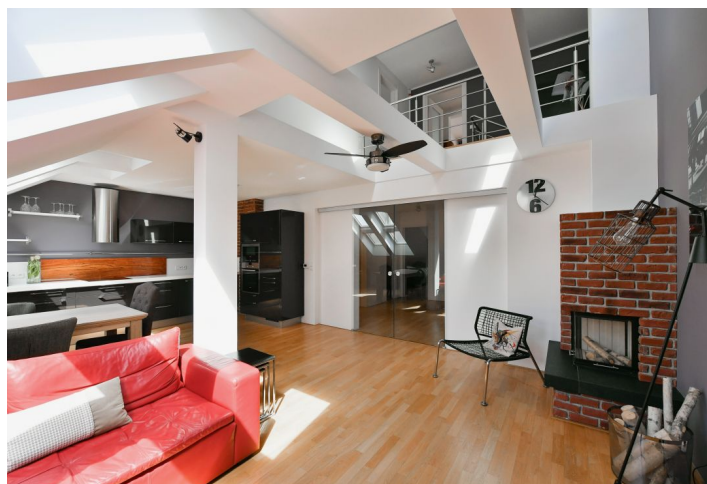




## Apartment Three-bedroom (4+kk)

Sold

161.3 m<sup>2</sup>, Prague 2, Vinohrady, Vinohradská





## Apartment Three-bedroom (4+kk)

**Sold**161.3 m<sup>2</sup>, Prague 2, Vinohrady, Vinohradská

|                  |                    |
|------------------|--------------------|
| Total area       | 176 m <sup>2</sup> |
| Floor area*      | 161 m <sup>2</sup> |
| Terrace          | 20 m <sup>2</sup>  |
| Parking          | -                  |
| Cellar           | Yes                |
| Service price    | 4 400 CZK monthly  |
| PENB             | D                  |
| Reference number | 37159              |

This very spacious air-conditioned duplex apartment with 2 terraces facing the courtyard is located on the two highest floors of an elegant apartment building with Neo-Gothic and Art Nouveau features. An attractive place within walking distance of the city center and a short walk from Riegrovy Sady Park.

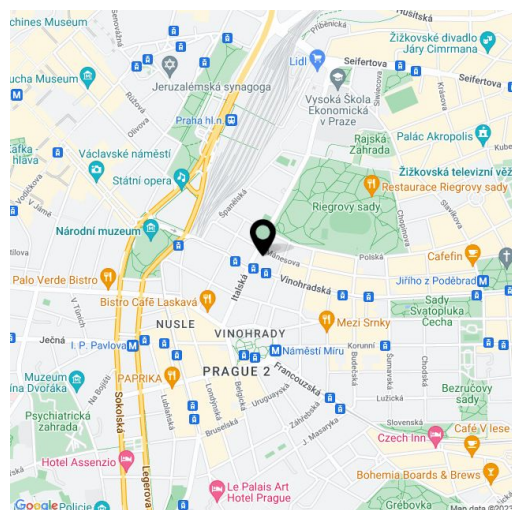
On the entrance level (on the 6th floor) there is a living room with a kitchen, 2 bedrooms (one with a **terrace**), a bathroom, a separate toilet, and an entrance and staircase hall. In the attic is the master bedroom with a bathroom, dressing room, and **private terrace**. Both terraces face the courtyard.

Facilities include a **wood burning fireplace** in the living room, **LG air-conditioning**, oak floors, Italian tiles, large-format double-glazed wooden windows with Velux skylights, underfloor heating in the bathroom, a **Sykora** kitchen with **Siemens** appliances, and a **Technistone** worktop. The Vaillant gas boiler serves as the heating source. The apartment has been completely reconstructed; security is ensured by an alarm. The unit comes with a **cellar** (closet under the stairs). Boasting a distinctively ornate façade and classy common areas, the building has an **elevator** with a **code lock** (stops at the mezzanine floors). The façade is planned to be repaired in the autumn of 2021.

The building is located on the border of New Town and Vinohrady, a few steps from **Wenceslas Square**. Perfect accessibility is ensured by a tram that stop practically right outside the front door and the Muzeum metro transfer station is only a few minutes' walk. It is close to a kindergarten and elementary school, a high school, or the private **Prague College** University, as well as to a health center, the **Vinohrady Theater**, and the carefully maintained **Riegerovy Sady Garden**.

Interior 166.1 m<sup>2</sup>, terraces 15.1 m<sup>2</sup> and 4.8 m<sup>2</sup>, cellar.

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.