



## Apartment Two-bedroom (3+1)

Sold

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





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Total area	113 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38969

This classic city apartment with high ceilings and a unique atmosphere is located on the 1st floor of a completely renovated brick building with an elevator. It is situated in an amazing location in Vinohrady near a square with an iconic fountain and the English-style Grébovka Park.

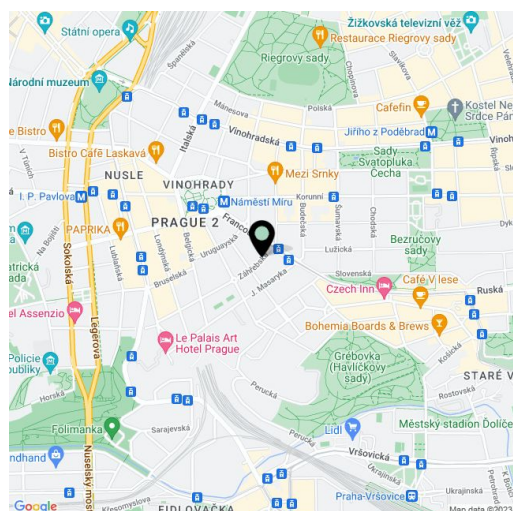
Its traditional layout offers a cozy living room, a separate kitchen with a dining area, 2 bedrooms, a bathroom (with a bathtub and shower), a separate toilet, and a large entrance hall. The entire apartment is illuminated by a high number of windows; the southwest-facing living room and kitchen face the street, and the northeast-facing bedroom looks out onto a **quiet green courtyard**.

Facilities include **parquet floors**, wooden casement windows, wooden interior doors (**double-wing** in the living room and with **glass panels** in the bedrooms). The kitchen is fully equipped. The building, with a richly decorated facade, has been reconstructed and has nicely maintained common areas with preserved original arts and crafts elements; a modern elevator leads to the mezzanine.

The neighborhood provides all services at a high level. Within walking distance are schools ranging from kindergartens to high schools (public and private, including the **Lauder School** or the **Archbishop's High School**), restaurants, cafes, hair salons, pharmacies, a post office, and other services. A tram stop is a one-minute walk away and it's 6 minutes to the Náměstí Míru metro station. The large **Grébovka Park** is within walking distance and **Riegrovy Sady Park** is not far.

Interior 112.9 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.