



## Apartment One-bedroom (2+kk)

Sold

76 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka





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Total area	76 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 900 CZK monthly
PENB	G
Reference number	39740

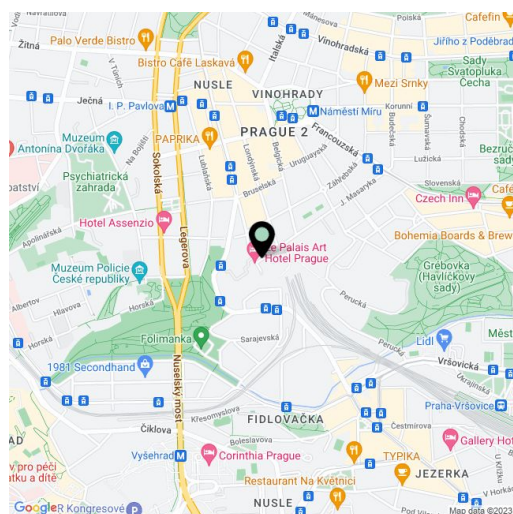
This bright one-bedroom apartment with a plan to convert it to a two-bedroom layout is located on the 3rd floor of a well-maintained corner apartment building with an elevator in a beautiful part of Vinohrady on a street lined with trees and Art Nouveau buildings, near an iconic fountain. The easily accessible neighborhood is located in the vicinity of Bezručovy and Havlíčkovy sady parks.

The current layout consists of a **large corner living room** with a kitchen, 1 bedroom, a bathroom, a separate toilet, a hallway, and a utility room. According to the design, **another bedroom with a new en-suite bathroom** can be created. Each bedroom would have a separate bathroom.

The interior boasts **high ceilings, wooden parquet floors**, and large wooden casement windows. As the windows face north and east, a pleasant climate is ensured even on hot days. Heating is by a new central gas boiler.

The prestigious **Vinohrady district** provides everything you need for comfortable living: restaurants, cafes, shops, pharmacies, schools, theaters. **A tram stop is a 6-minute walk away**, and the **Náměstí Míru metro station** is also within sort walking distance. You can also walk to **Čermákovy sady Park** with a children's playground or to the romantic **Havlíčkovy sady Park**.

Interior 76.14 m<sup>2</sup>.



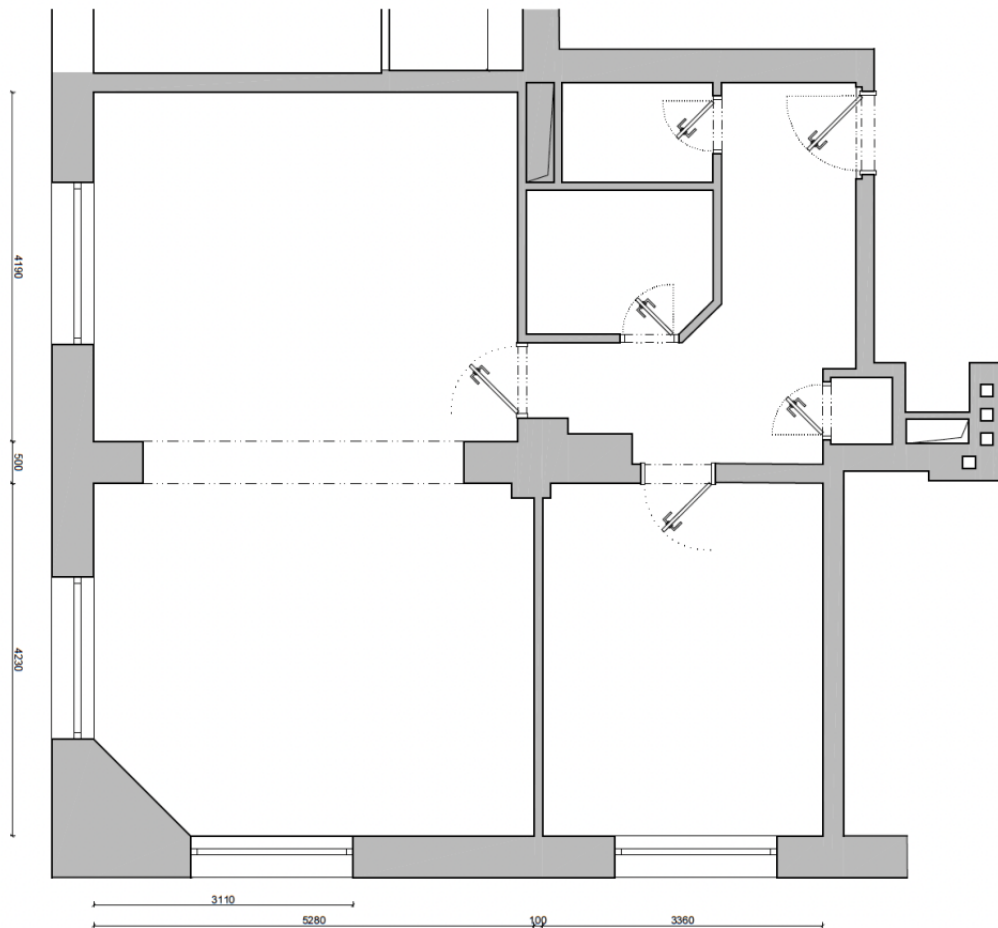
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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