



## Apartment Five-bedroom (6+1)

Ask for price

182 m<sup>2</sup>, Praha 2, Vinohrady, Americká





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Total area	182 m <sup>2</sup>
Parking	2 garage parking spaces
Cellar	Yes
PENB	C
Reference number	39960

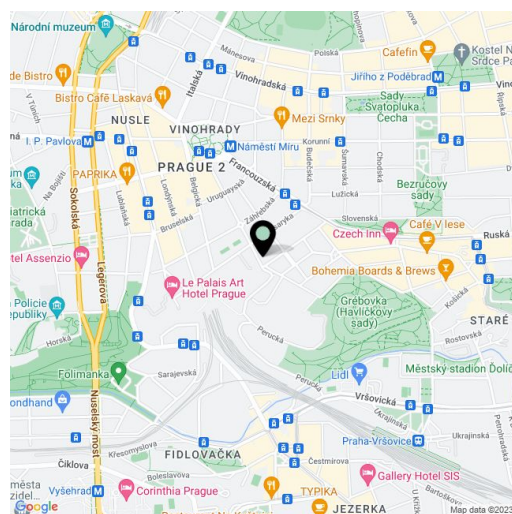
**This elegant, premium standard apartment with large French windows is situated on the 2nd floor of a boutique residence surrounded by greenery in an attractive part of Vinohrady near the famous Villa Osvěta and Havlíčkovy Sady Park.**

The layout is divided into a social section with a large living room **overlooking the greenery** and connected to the kitchen and dining area. The quiet parts of the apartment are located on both sides of the living room and to the right is a master bedroom with **generously sized walk-in closet** (can be used as an office), a bathroom with a bathtub, and a second bedroom that can be used as a study. On the left are two bedrooms, a second bathroom, and a utility room.

The interior was designed by a **renowned architect** and the **quality furniture was made to measure** according to her design. The fully-fitted timeless kitchen is equipped with **Miele appliances**. Above-standard facilities include high ceilings, bright and airy rooms, quality materials, **floors made of American walnut wood**, sanitary ware by Kaldewei and Hansgrohe, **Axor Starck series**, built-in wardrobes in a white high-gloss finish providing **plenty of storage space**, motorized window blinds, Next security doors, smoke detectors, and a security monitoring system for both the apartment and the entire building. The apartment comes with **2 garage parking spaces and a cellar storage unit**. The land is adjacent to the garden of Villa Osvěta, where T.G. Masaryk lived for some time and where his son Jan was born. The residential project was completed in 2005 and consists of 4 villas located in an **enclosed private 7,000 m<sup>2</sup> garden with a barbecue area or two gazebos**.

The sought-after Vinohrady district is located in the vicinity of the city center, which can be reached in a few minutes by metro or tram. The ride to the **I.P. Pavlova station or Peace Square takes only a few minutes**. Traveling by car is easy thanks to the quick connection to the highway. There are several private and public schools in the area, including the Lauder kindergarten, primary school, and high school, and a **large number of cafes, bistros, and restaurants**. Romantic **Havlíčkovy Sady Park** with children's playgrounds, views of Prague, or a vineyard pavilion with a café is nearby.

Floor area 181.9 m<sup>2</sup>.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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