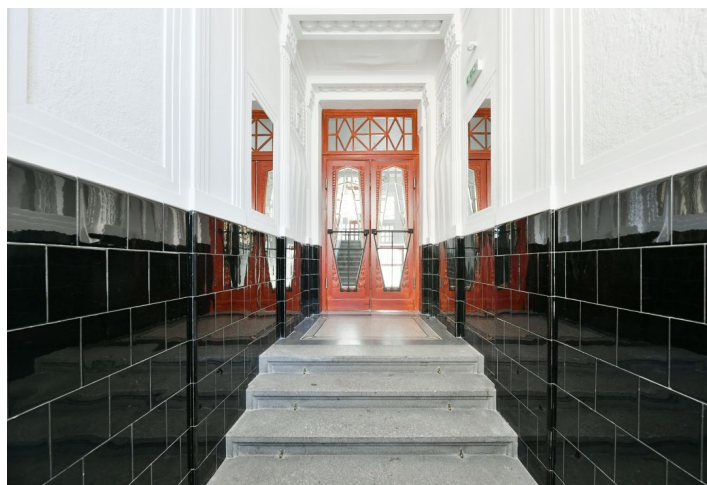
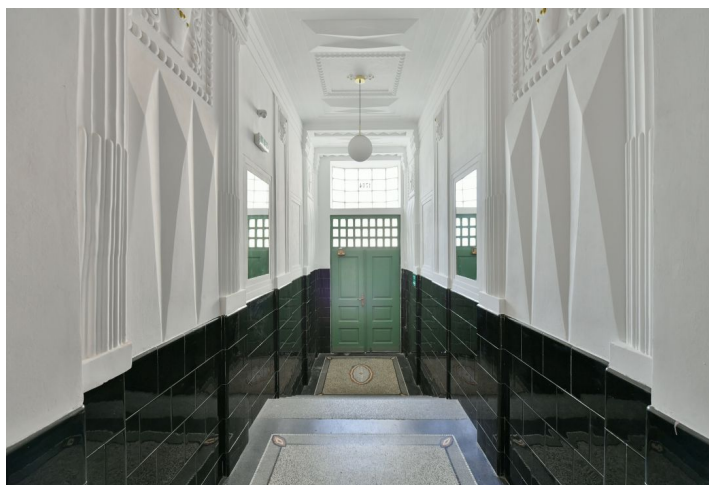
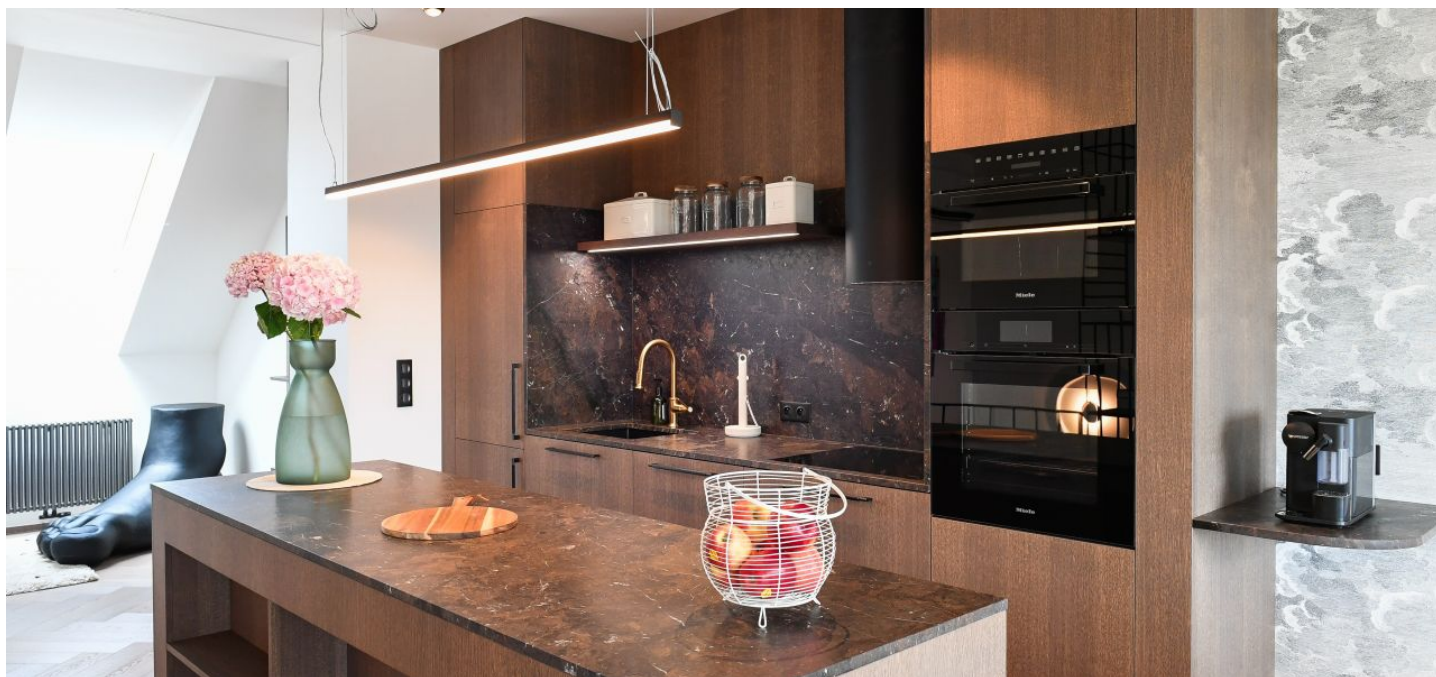




Apartment Four-bedroom (5+kk)

Sold

154.5 m², Praha 3, Vinohrady, Vinohradská





Apartment Four-bedroom (5+kk)

Sold154.5 m², Praha 3, Vinohrady, Vinohradská

Total area	170 m ²
Floor area*	155 m ²
Terrace	15 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	40878

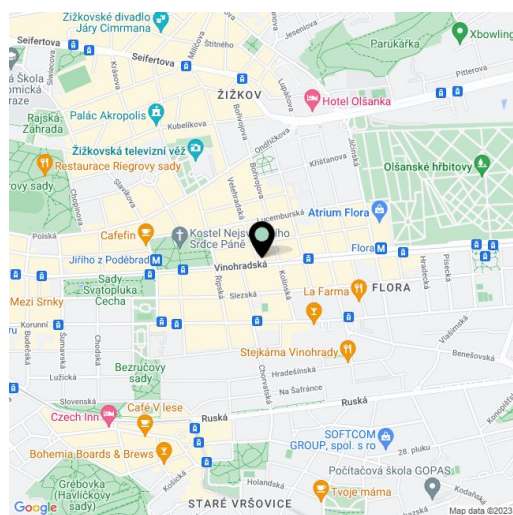
This newly emerging family apartment with a south-facing terrace and a truly spacious interior is located on the 5th and 6th floors of an Art Nouveau apartment building in an attractive location near the city center, on Vinohradská Street near Jiřího z Poděbrad Square with its iconic Church designed by Josip Plečnik. Completion is planned before Q1 of 2023.

At the entrance level, there will be 4 rooms (2 south-facing and 2 north-facing), 2 bathrooms (1 with a bathtub, 1 with a shower), a separate toilet, a large entrance hall, and **2 dressing rooms**. The attic will consist of a bright living room with a **terrace** and a preparation for an open plan kitchen, a pantry, and a utility room with a toilet.

The proposed standard includes a combination of classic **wooden windows** and skylights, quality **wooden floors**, a preparation for a **fireplace**, **exterior blinds**, and air-conditioning. The building is being renovated and will have a new facade and **elevator**, and renovated common areas.

Vinohrady is home to a high number of cozy cafes, plenty of shops, restaurants, and other services, all at a high level. There is a kindergarten and elementary school not far from the building. You can shop at the **farmers' markets** on Jiřího z Poděbrad Square or at Flora Shopping Center, where it is also possible to **rent a garage space** on a long-term basis. A metro station (line A) is about a 5-minute walk away and a tram stop is even closer.

Floor area of the apartment according to government regulations 154.5 m², terrace 15.3 m², cellar approx. 4 m².



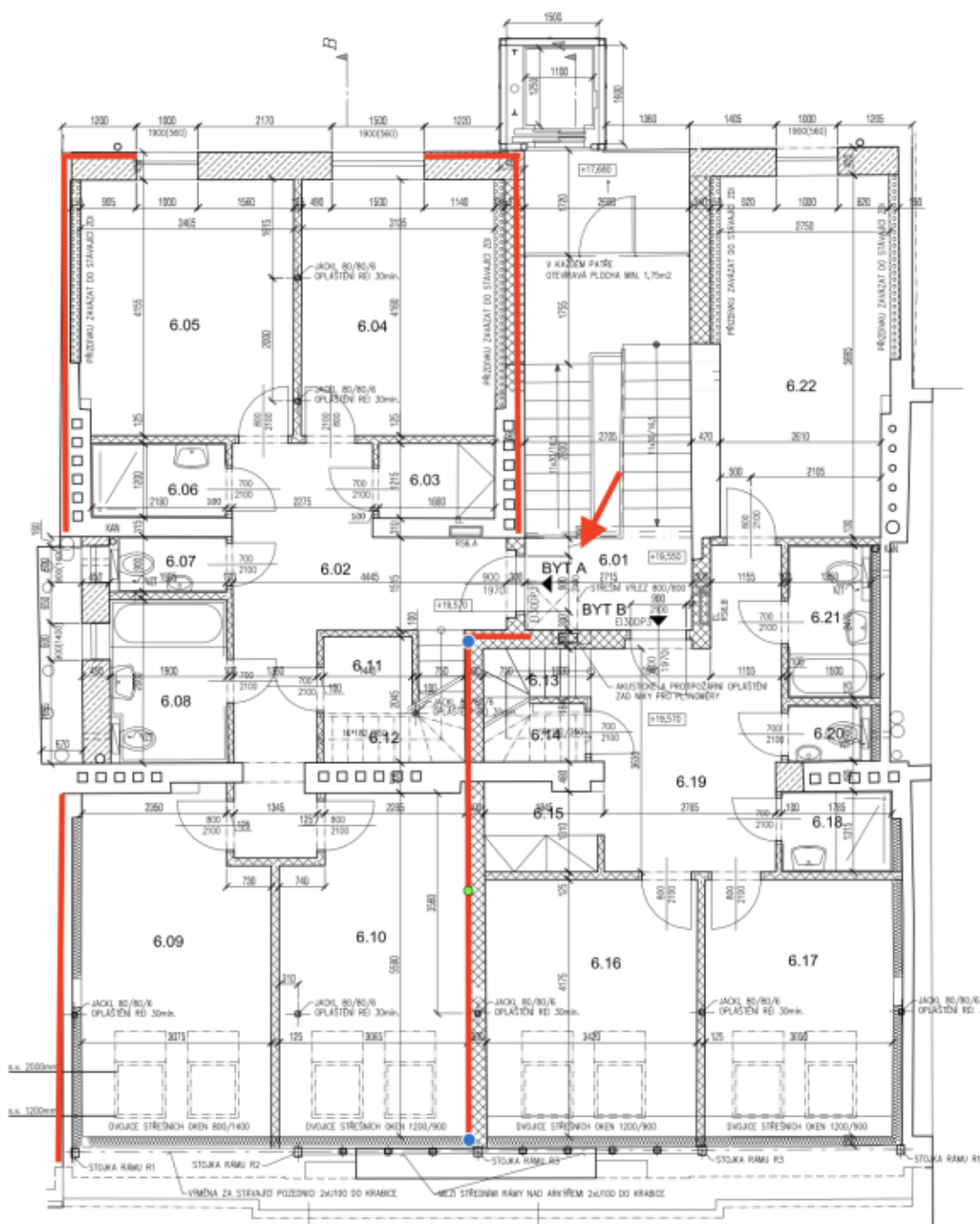
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Four-bedroom (5+kk)

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