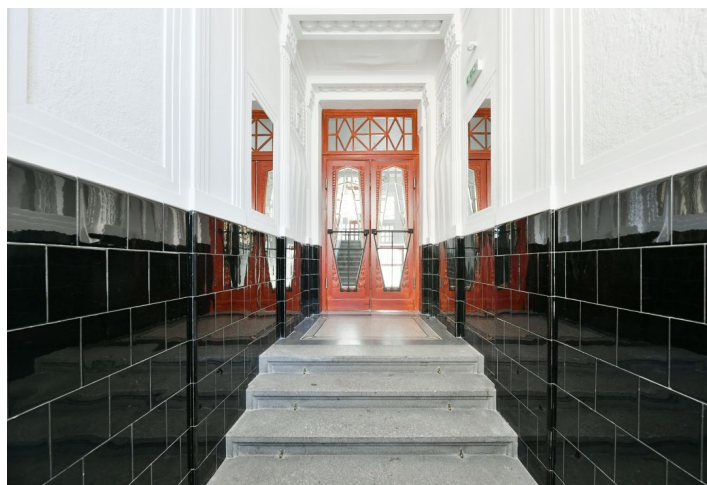
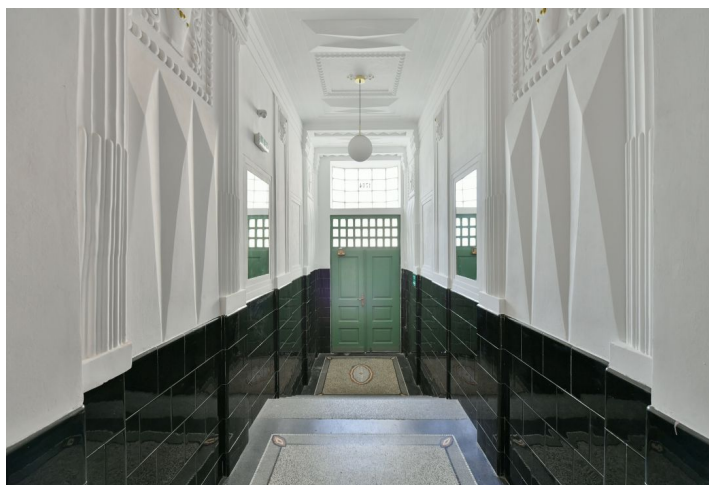
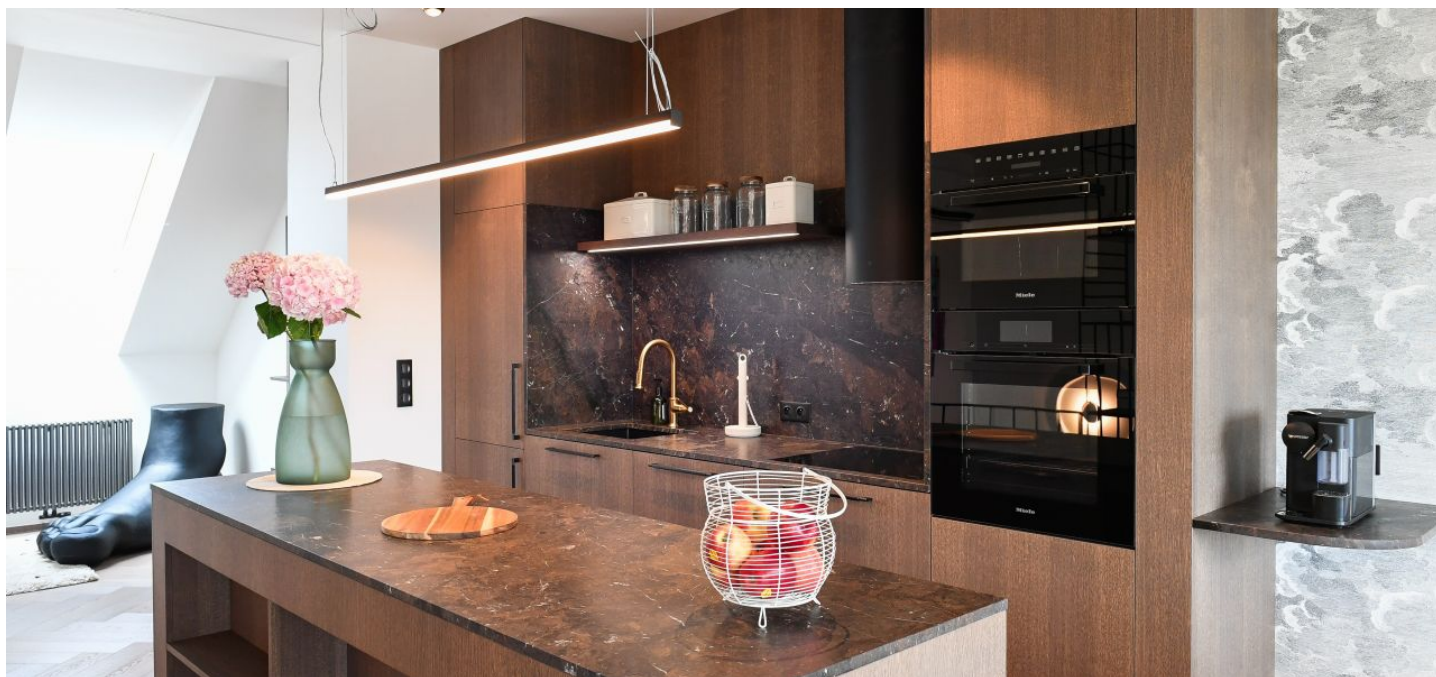




## Apartment Four-bedroom (5+kk)

Sold

154.5 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská





## Apartment Four-bedroom (5+kk)

**Sold**154.5 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

|                  |                    |
|------------------|--------------------|
| Total area       | 170 m <sup>2</sup> |
| Floor area*      | 155 m <sup>2</sup> |
| Terrace          | 15 m <sup>2</sup>  |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 40878              |

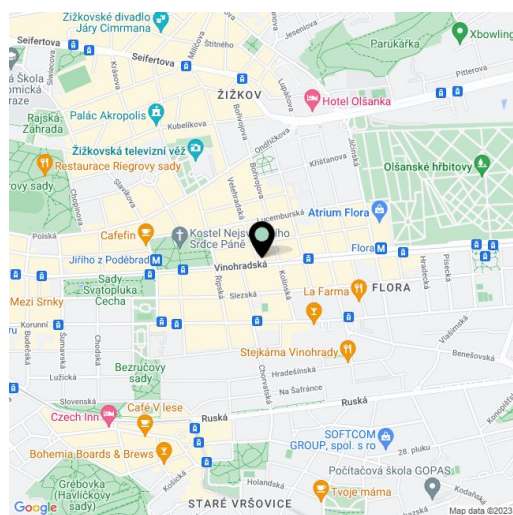
This newly emerging family apartment with a south-facing terrace and a truly spacious interior is located on the 5th and 6th floors of an Art Nouveau apartment building in an attractive location near the city center, on Vinohradská Street near Jiřího z Poděbrad Square with its iconic Church designed 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 m<sup>2</sup>, terrace 15.3 m<sup>2</sup>, cellar approx. 4 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.

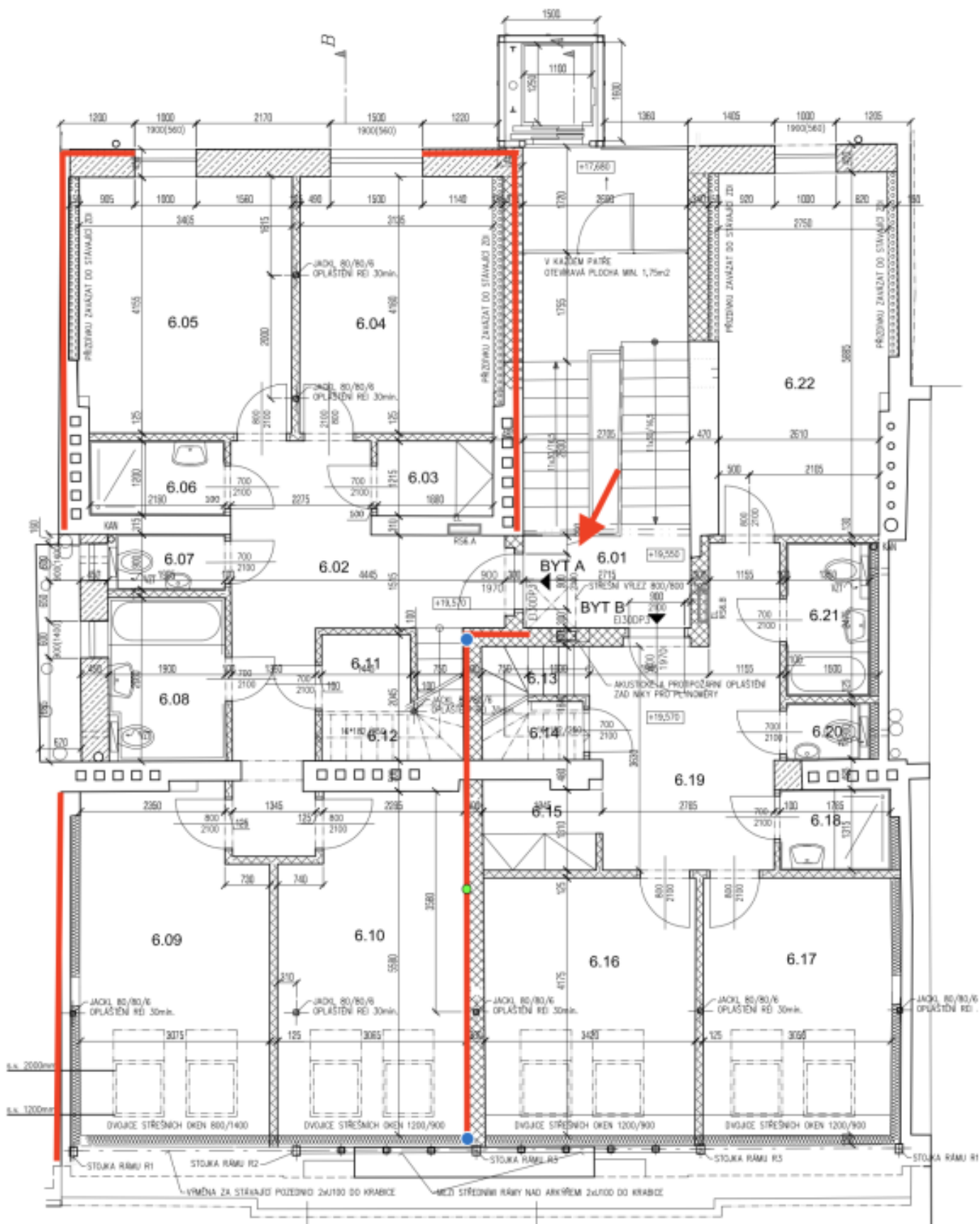




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