

## Apartment Three-bedroom (4+1)

€ 3 700 | CZK 92 537

171 m<sup>2</sup>, Prague 2, Vinohrady, Ibsenova



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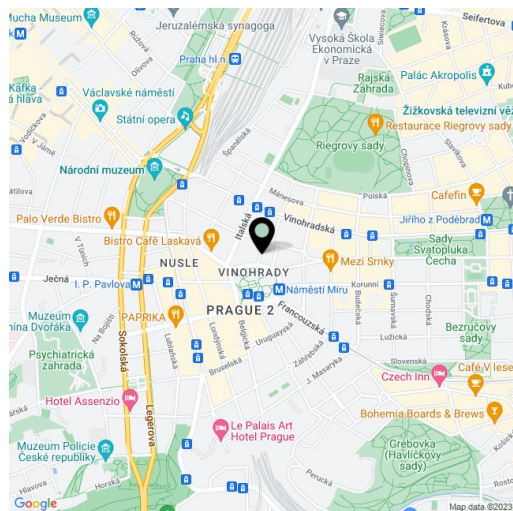
171 m<sup>2</sup>, Prague 2, Vinohrady, Ibsenova

Total area	224 m <sup>2</sup>
Floor area*	171 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	51 m <sup>2</sup>
Parking	One underground garage parking space.
Garage	Yes
Cellar	-
Service price	Services and deposit for utilities: CZK 12,000/month.
PENB	G
Reference number	100844
Available from	Immediately

This exceptional, stylish apartment with a 40 m<sup>2</sup> balcony and huge terrace overlooking a shared landscaped courtyard garden is on the 1st floor of one of the most beautifully renovated and outstanding examples of Neo-Classic architecture in Vinohrady. Located in a highly sought-after residential neighborhood with full amenities and instant transportation connections, steps from the Náměstí Míru metro station and tram links.

Boasting spacious airy rooms, the interior features a living room with a balcony, a formal dining room, a fully fitted kitchen, 3 bedrooms, 2 bathrooms (walk-in shower/bathtub, bidet, toilet), a laundry room, a 40 m<sup>2</sup> terrace accessible from the master bedroom, and a large entrance hall.

High ceilings, large windows, original hardwood parquet floors, original nicely refinished woodwork, built-in wardrobes, marble bathrooms, gas heating, security entry door, Miele appliances, washer, dryer, dishwasher, satellite reception, alarm, video entry phone, elevator. One underground garage parking space available at EUR 200/month.

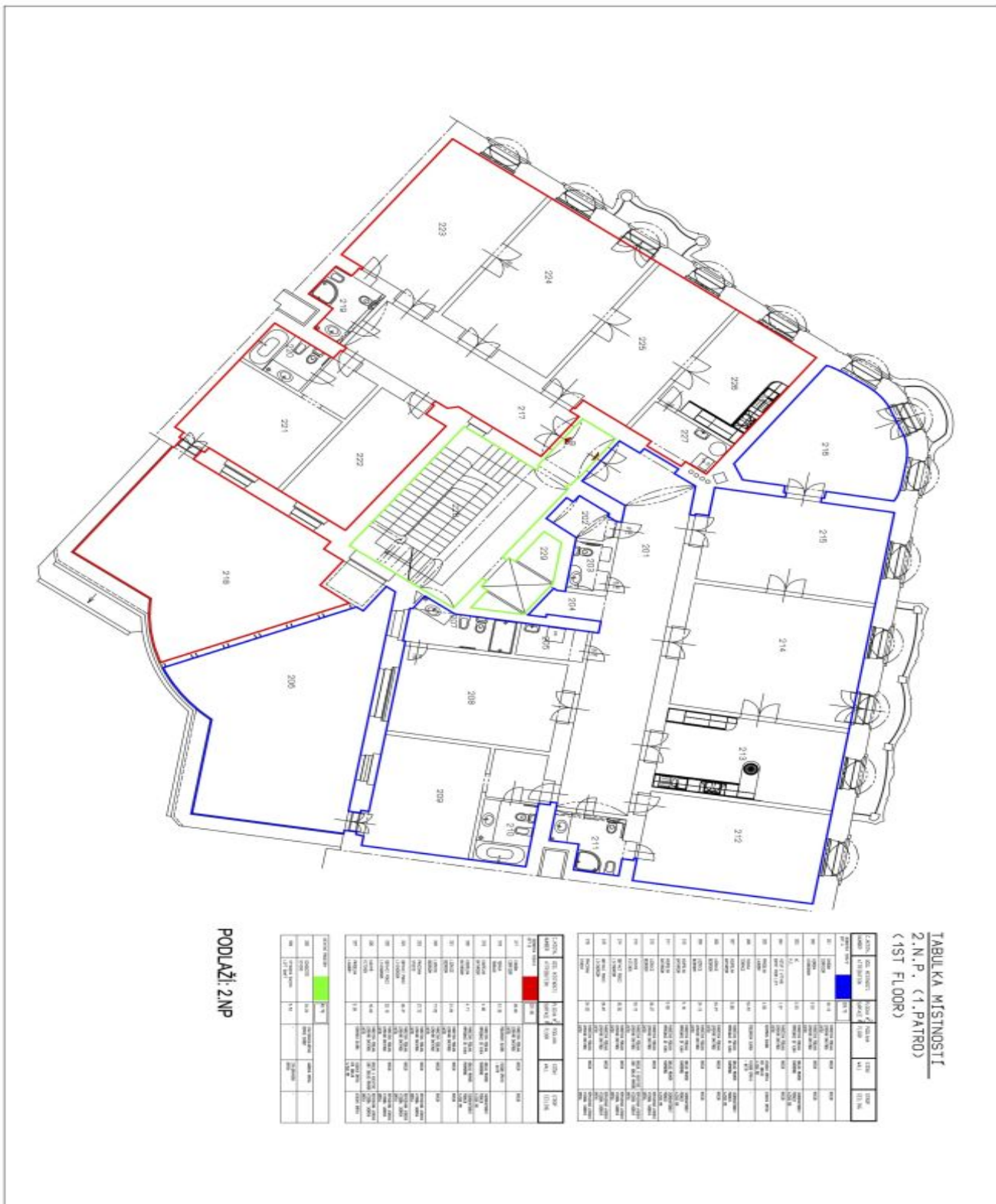


\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

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TABULKA MÍSTNOSTÍ  
2.N.P. (1.PATRO)  
(1ST FLOOR)

ČÍSLO MÍSTNOSTI	POVRCHOVÁ PLOCHA (m <sup>2</sup> )	POVRCHOVÁ PLOCHA (m <sup>2</sup> )	POVRCHOVÁ PLOCHA (m <sup>2</sup> )
200	171,00	171,00	171,00
201	100,00	100,00	100,00
202	100,00	100,00	100,00
203	100,00	100,00	100,00
204	100,00	100,00	100,00
205	100,00	100,00	100,00
206	100,00	100,00	100,00
207	100,00	100,00	100,00
208	100,00	100,00	100,00
209	100,00	100,00	100,00
210	100,00	100,00	100,00
211	100,00	100,00	100,00
212	100,00	100,00	100,00
213	100,00	100,00	100,00
214	100,00	100,00	100,00
215	100,00	100,00	100,00
216	100,00	100,00	100,00
217	100,00	100,00	100,00
218	100,00	100,00	100,00
219	100,00	100,00	100,00
220	100,00	100,00	100,00
221	100,00	100,00	100,00
222	100,00	100,00	100,00
223	100,00	100,00	100,00

PODLAŽÍ: 2NP