



## Apartment Two-bedroom (3+1)

Sold

85 m<sup>2</sup>, Prague 2, Vinohrady, Uruguayská





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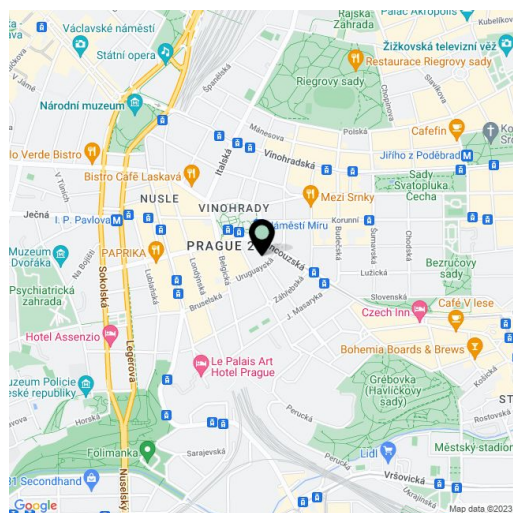
**Sold**85 m<sup>2</sup>, Prague 2, Vinohrady, Uruguayská

Total area	89 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	18405

Newly refurbished apartment with a courtyard-facing balcony, situated on the 1st floor of a completely renovated traditional building with a lift. Located on a tree-lined street, a few minutes walk from Náměstí Míru metro station and tramline, in the heart of the popular residential area of Vinohrady, and within walking distance of the city center.

The flat has a eat-in kitchen with a pantry and access to the balcony, living room which is possible to connect with the kitchen, 2 bedrooms - master bedroom with a walk-in closet, shower bathroom, toilet, storage room, and a spacious entry hall. Features include fully fitted kitchen and **parquet flooring**.

Interior 84.87 m<sup>2</sup>, 3.90 m<sup>2</sup> balcony, 1.48 m<sup>2</sup> cellar.



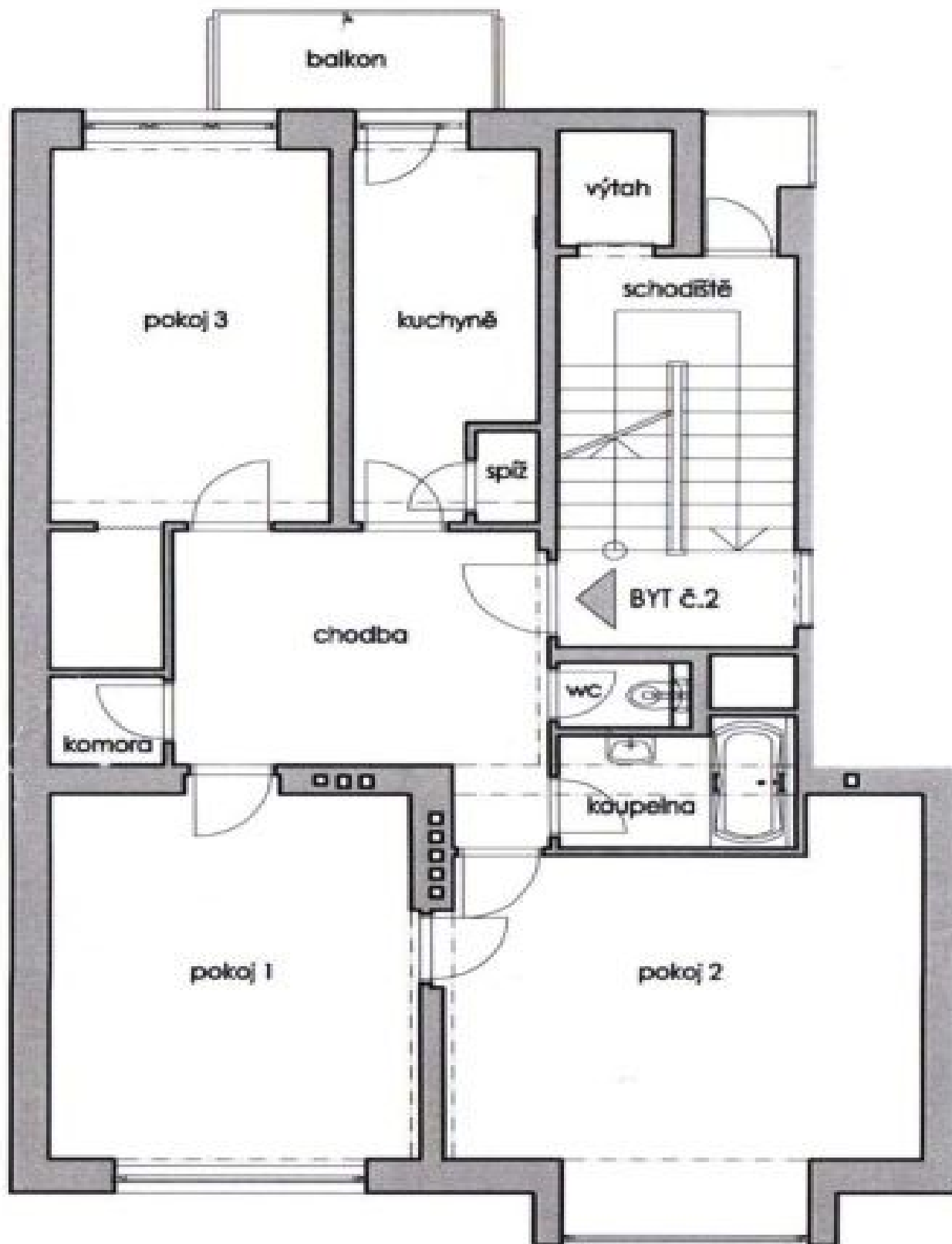
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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pokoj 1	18,46m <sup>2</sup>
pokoj 2	21,21m <sup>2</sup>
pokoj 3	16,32m <sup>2</sup>
kuchyně	8,68m <sup>2</sup>
chodba	13,24m <sup>2</sup>
komora	1,33m <sup>2</sup>
spíž	0,84m <sup>2</sup>
koupelna	3,72m <sup>2</sup>
wc	1,07m <sup>2</sup>

**obytná plocha** **84,87m<sup>2</sup>**sklepní kóje č.2 1,48m<sup>2</sup>balkon 3,90m<sup>2</sup>**užitná plocha bytu****(včetně příslušenství)** **90,25m<sup>2</sup>**