

## Apartment Three-bedroom (4+kk)

Sold

142 m<sup>2</sup>, Prague 2, Vinohrady, Slezská



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Total area	161 m <sup>2</sup>
Floor area*	142 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	26165

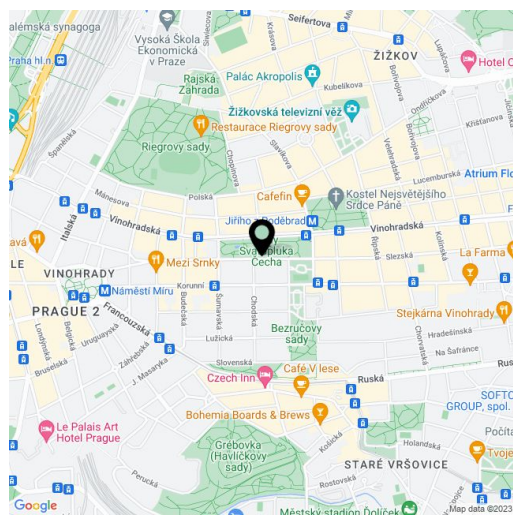
Newly built split-level attic apartment with a terrace, set on the 6th and 7th floors of a residential building with a new elevator, situated directly opposite sady Svatopluka Čecha park. An attractive residential area, just a 3-minute walk from the metro and tram stops at Jiřího z Poděbrad Square.

The lower floor consists of 3 bedrooms, 2 bathrooms (one en-suite w/ a shower, toilet & two sinks, one w/ a bathtub & sink), a walk-in closet, a utility room, and an entry hall. The layout of the upper floor includes a more than **50-square-foot living room** with an above-standard ceiling height connected to a **kitchen (with Miele appliances is included in the price)** and a dining area, from where you can access the **terrace**. There is also a separate WC (w/ a toilet & sink).

Standard features includes Quick Parquet two-layer oak floors, Impronta Italgraniti large-format tiles, Schuco aluminum sliding triple-glazed glass walls and skylights, Dextura **interior doors with concealed hinges**, a NEXT entrance door (highest security level), a Baxi gas boiler, quality bathroom fixtures (e.g. Duravit), Axor fittings, an audio entry phone, a preparation for air-conditioning, white plasterwork, suspended plasterboard ceilings. The purchase price includes a large cellar and a share in a large landscaped garden. **There is a garage parking space in a walking distance for 1 year free of charge.**

A popular residential area within easy reach of downtown and within walking distance of **Rieger's Orchards** and **Grébovka Park**. Full civic amenities in the area: schools, theaters, many shops, and a post office.

Interior 141.9 m<sup>2</sup>, terrace 19.4 m<sup>2</sup>.



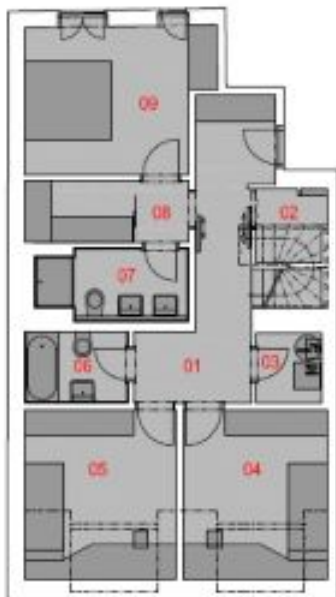
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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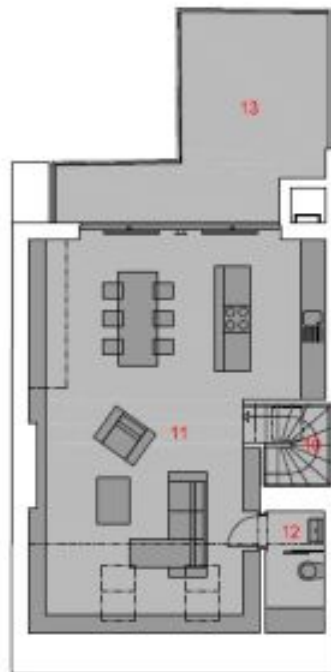
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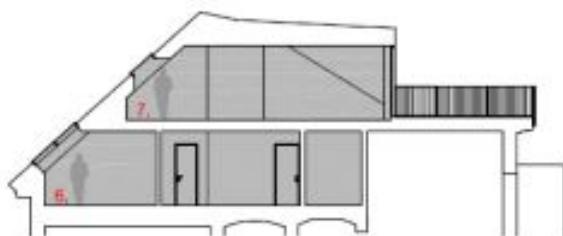
6. NP / 6TH FLOOR



7. NP / 7TH FLOOR



ŘEZ / SECTION



LEGENDA / LEGEND

01	CHODBA / CORRIDOR	13.10 m <sup>2</sup>
02	ŠATNA / CLOACKROOM	02.80 m <sup>2</sup>
03	ŠATNA / CLOACKROOM	02.40 m <sup>2</sup>
04	LOŽNICE / BEDROOM	12.90 m <sup>2</sup>
05	LOŽNICE / BEDROOM	13.60 m <sup>2</sup>
06	KOUPELNA / BATHROOM	03.90 m <sup>2</sup>
07	KOUPELNA / BATHROOM	06.00 m <sup>2</sup>
08	ŠATNA / CLOACKROOM	05.70 m <sup>2</sup>
09	LOŽNICE / BEDROOM	14.20 m <sup>2</sup>
10	SCHODIŠTĚ / STAIRCASE	03.50 m <sup>2</sup>
11	OBÝVACÍ POKOJ / LIVING ROOM	54.00 m <sup>2</sup>
12	WC / WC	03.80 m <sup>2</sup>
13	TĚRASA / TERRACE	19.40 m <sup>2</sup>
Σ	UŽITNÁ PLOCHA / USABLE AREA	135.90 m <sup>2</sup>
Σ	PODLAHOVÁ PLOCHA / FLOOR AREA*	141.90 m <sup>2</sup>
Σ	TĚRASA / TERRACE	19.40 m <sup>2</sup>