

## 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              |

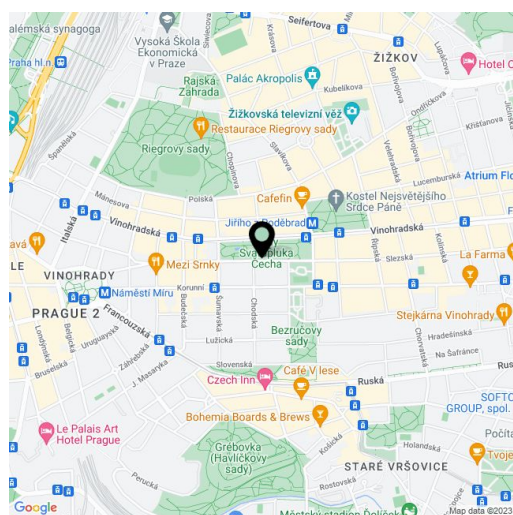
Newly built split-level attic apartment with a terrace, set on the 6th and 7th floors of a residential building with a new elevator, situated directly opposite sady Svatopluka Čecha park. An attractive residential area, just a 3-minute walk from the metro and tram stops at Jiřího z Poděbrad Square.

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.

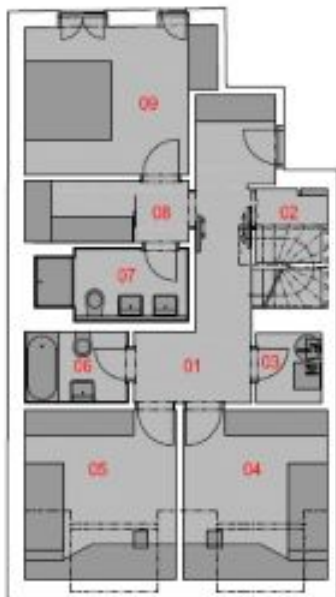


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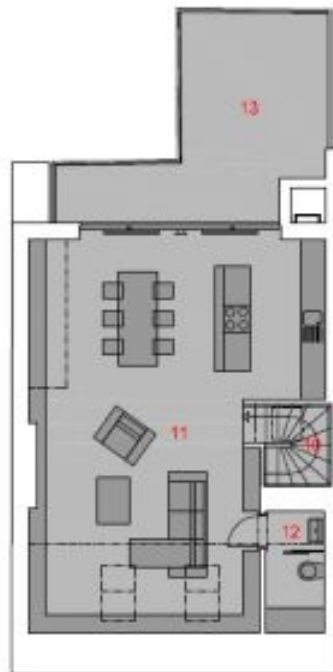
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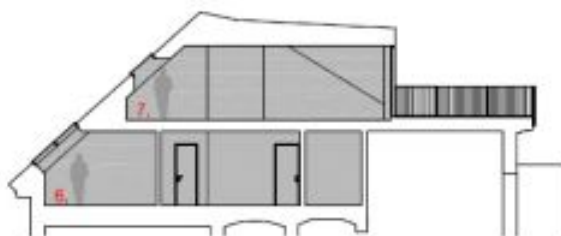
6. NP / 6TH FLOOR



7. NP / 7TH FLOOR



ŘEZ / SECTION



LEGENDA / LEGEND

|    |                                |           |
|----|--------------------------------|-----------|
| 01 | CHODBA / CORRIDOR              | 13.10 m²  |
| 02 | ŠATNA / CLOACKROOM             | 02.80 m²  |
| 03 | ŠATNA / CLOACKROOM             | 02.40 m²  |
| 04 | LOŽNICE / BEDROOM              | 12.90 m²  |
| 05 | LOŽNICE / BEDROOM              | 13.60 m²  |
| 06 | KOUPELNA / BATHROOM            | 03.90 m²  |
| 07 | KOUPELNA / BATHROOM            | 06.00 m²  |
| 08 | ŠATNA / CLOACKROOM             | 05.70 m²  |
| 09 | LOŽNICE / BEDROOM              | 14.20 m²  |
| 10 | SCHODIŠTĚ / STAIRCASE          | 03.50 m²  |
| 11 | OBÝVACÍ POKOJ / LIVING ROOM    | 54.00 m²  |
| 12 | WC / WC                        | 03.80 m²  |
| 13 | TĚRASA / TERRACE               | 19.40 m²  |
| Σ  | UŽITNÁ PLOCHA / USABLE AREA    | 135.90 m² |
| Σ  | PODLAHOVÁ PLOCHA / FLOOR AREA* | 141.90 m² |
| Σ  | TĚRASA / TERRACE               | 19.40 m²  |