

## Apartment Three-bedroom (4+kk)

Ask for price

114 m<sup>2</sup>, Prague 3, Vinohrady, Slavíkova



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Total area	121 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27140

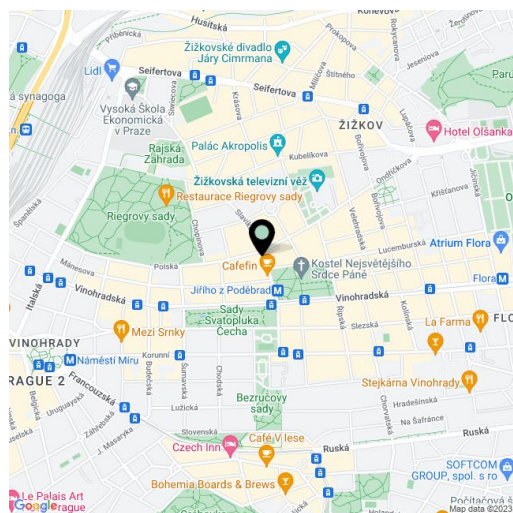
This apartment with two balconies is located on the 1st floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for summer 2020.

The layout offers a living room with a dining area and an open plan kitchen, a study with a **southwest-facing balcony**, 2 bedrooms (1 with an en-suite bathroom and access to the balcony) with windows facing the courtyard, a bathroom, a guest toilet, an entrance hall, and a closet.

The apartment is offered in a completely finished state with the option of white walls finishing (i.e. before the completion of the final surfaces - floors, tiles). Facilities include **oak floors**, large-format tiles, high quality sanitary ware, **cassette interior doors** and **replicas of casement windows**, double-wing entrance doors with period mouldings, data distribution, a home phone, and a preparation for a satellite TV. Heating will be provided by a central boiler room in the basement. The purchase price includes a **cellar**.

The sought-after location provides all civic amenities and **easy access to the center** thanks to the close proximity of a tram stop and the Jiřího z Poděbrad metro station (line A). Within walking distance, there are both kindergartens and elementary schools, high schools, shops, cafes, and restaurants, the Akropolis Palace, **Mahlerovy Sady Garden** with the Žižkov TV Tower, and the Sokol Královské Vinohrady swimming pool in **Riegrovy Sady Park**.

Interior 114.1 m<sup>2</sup>, balcony 3.7 m<sup>2</sup> and 2.8 m<sup>2</sup>, cellar.

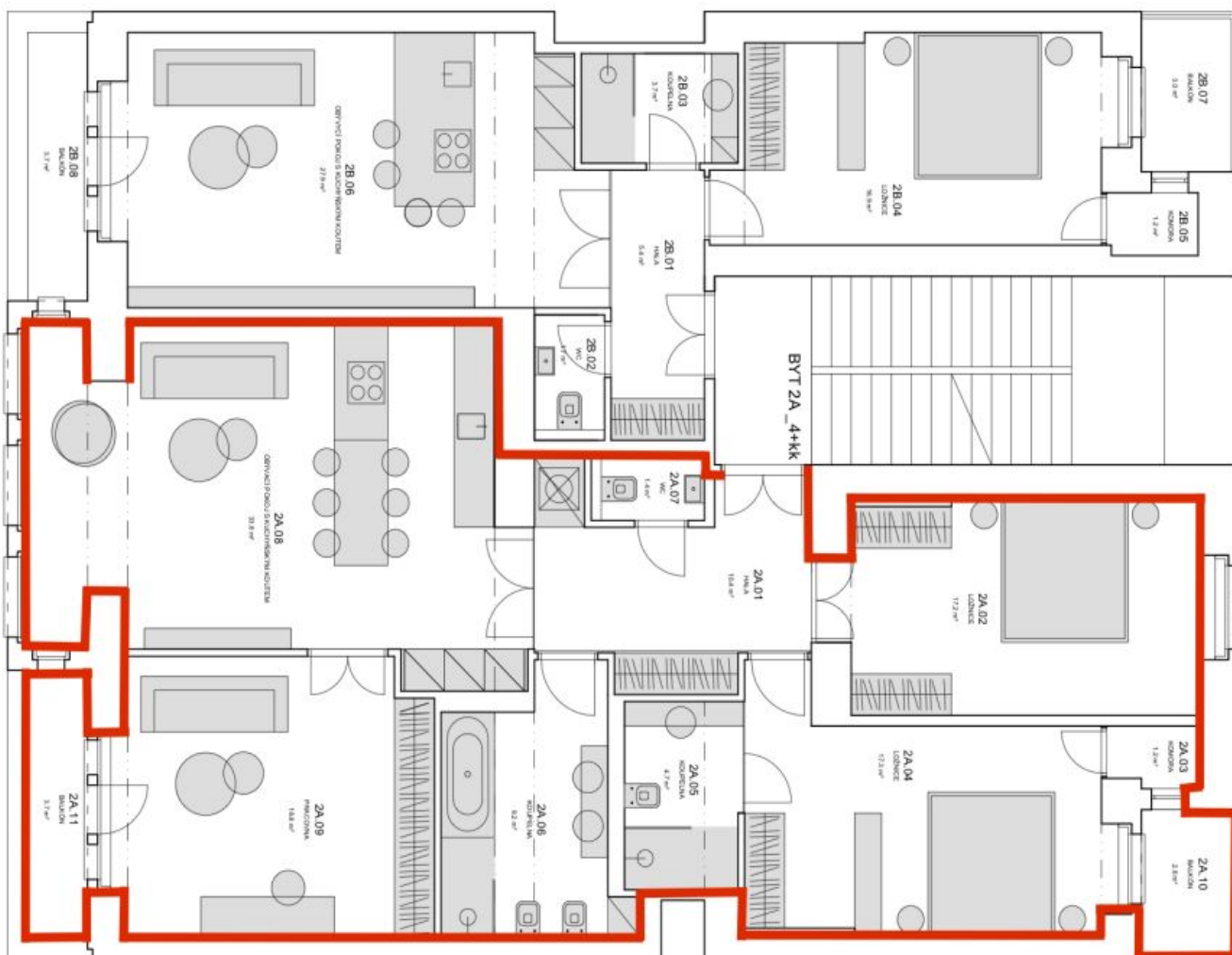


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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BYT 2A\_4+kk

CM	MEŠTOSTI	PROJKA m <sup>2</sup>
2A.01	HALA	10.4
2A.02	LOŽNICE	17.2
2A.03	KOCHNA	13
2A.04	LOŽNICE	17.2
2A.05	KOCHNAN	4.7
2A.06	KOCHNAN	8.2
2A.07	WC	1.4
2A.08	OPRAVČI PRŮVOD S KUCHYŇSKÝM KOTLEBEM	8.8
2A.09	PRÁČKOVNA	9.8
CELKEM		114.1
2A.10	BALCON	2.8
2A.11	BALCON	3.7