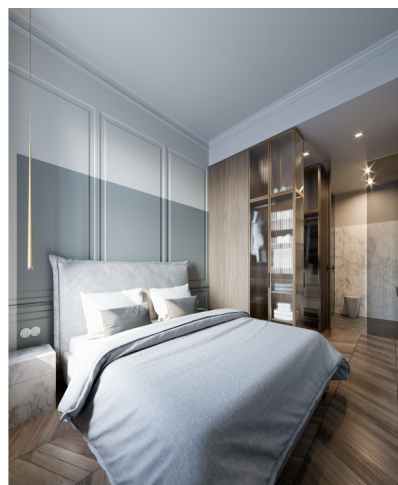


## Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova

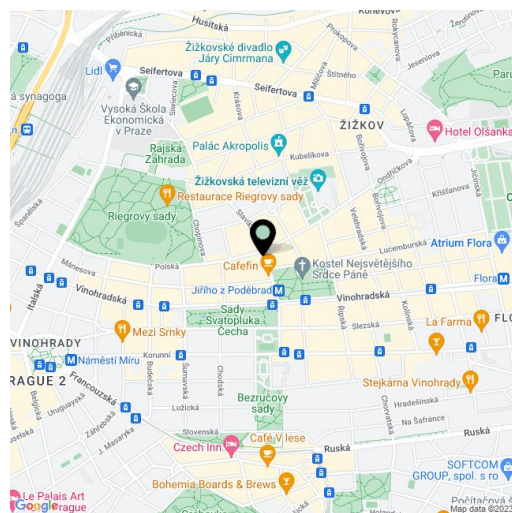


## Apartment Three-bedroom (4+kk)

Ask for price

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

Total area	116 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27142



\* 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.

This apartment with two balconies is located on the 2nd 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 September 2019.

The layout offers a living room with a dining area and an open plan kitchen with access to a **southwest-facing balcony**, a study, 2 bedrooms (1 with an en-suite bathroom and an 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**.

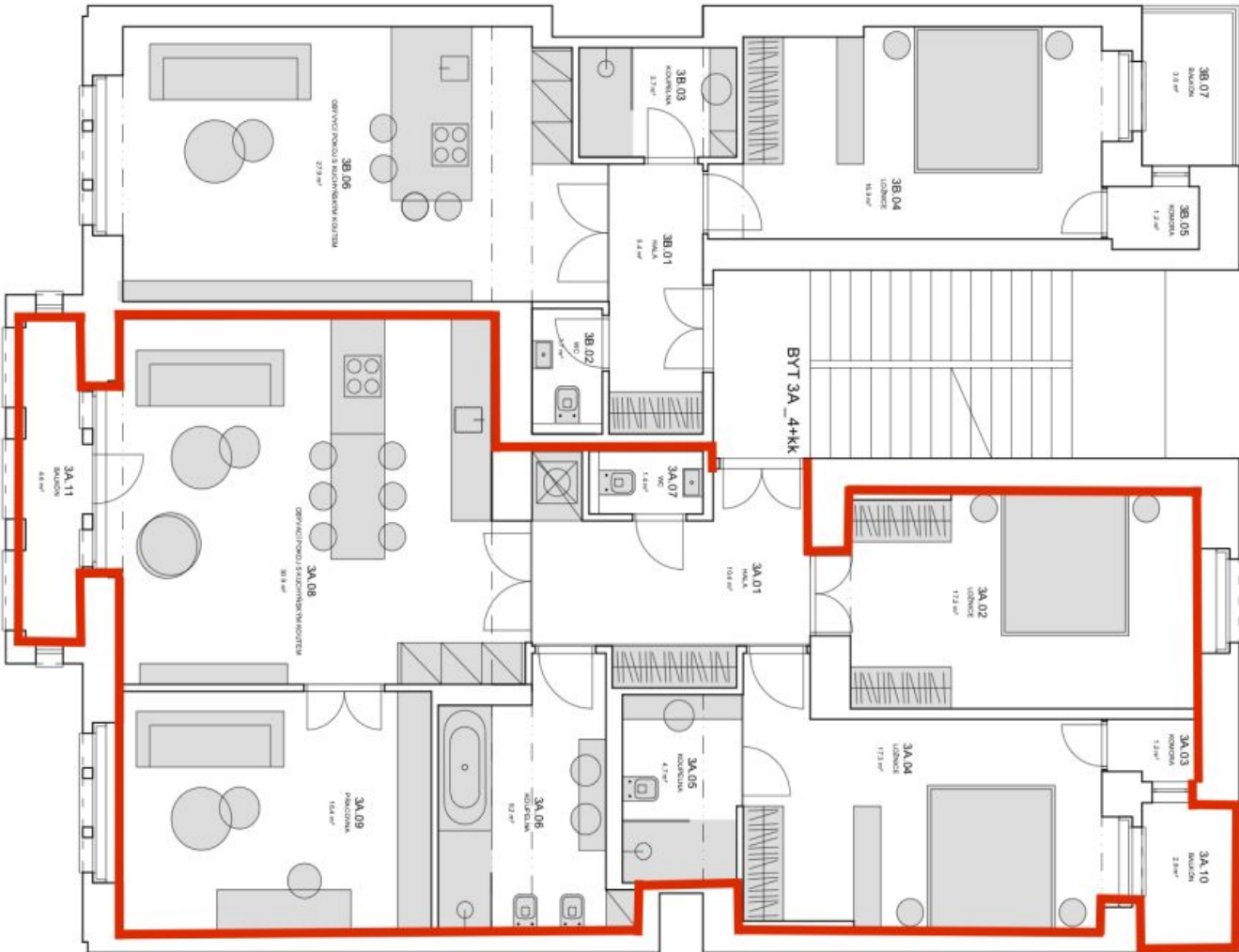
The sought-after location provides all civic amenities and **easy access to the center** thanks to the close proximity of a tram stop and the Jiřího z Poděbrad metro station (line A). Within walking distance, there are both kindergartens and elementary schools, high schools, shops, cafes, and restaurants,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

Interior 108.8 m<sup>2</sup>, balcony 4.6 m<sup>2</sup> and 2.8 m<sup>2</sup>, cellar.

Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova



BYT 3A_4+KK		
TABULKA MĚSTNOSTI		
Č. M.	MĚSTNOST	PLOCHA m²
3A.01	HOLLA	10.4
3A.02	LŮŽNICE	17.2
3A.03	KUCHYŇKA	1.3
3A.04	LŮŽNICE	17.3
3A.05	KOUPELNA	4.7
3A.06	KOUPELNA	9.2
3A.07	WC	1.4
3A.08	GYMNÁZIUM A KUCHYŇKA	30.9
3A.09	PRAČOVNA	18.4
CELKEM		118.8
3A.10	BALKÓN	2.8
3A.11	BALKÓN	4.5