

## Apartment Three-bedroom (4+1)

Sold

144 m<sup>2</sup>, Prague 2, Vinohrady, Chodská

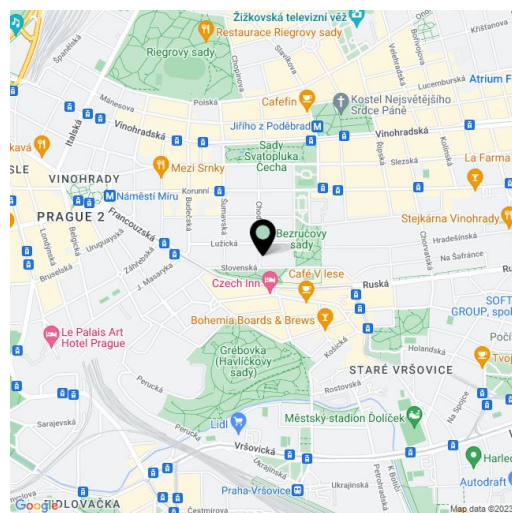


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Total area	152 m <sup>2</sup>
Floor area*	144 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 750 CZK monthly
PENB	E
Reference number	27749



\* 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.

**Air-conditioned duplex apartment with a terrace, located in a beautiful and quiet location in Vinohrady in an Art Nouveau housing development surrounded by well-kept orchards, just a short walk from tram stops with quick connections to the center and the metro.**

At the entry level on the 6th floor (elevator to the mezzanine) there is a bright kitchen connected to the living room, a bedroom with a French window facing the courtyard, a bathroom with a toilet, a utility room, a pantry, and a hall. Upstairs, there are two bedrooms with access to the **terrace**, perfect for watching the sunrise. There is also a bright gallery, a separate toilet, and a bathroom.

The top floor of the apartment has air conditioning. There is a Velux skylight, backlit ceiling, and **fireplace** in the living room. The bathroom on the lower level is equipped with a toilet, bidet, and a **rain shower**, while the upper bathroom has a bathtub and **underfloor heating** (also in the kitchen and hall). Double insulation floors are covered with laminate with an imitation of darker wood and tiles. Heating and hot water are provided by a Junkers gas boiler located in the utility room. The kitchen has a worktop made of solid wood and is equipped with BOSCH appliances (large gas stove, electric oven, microwave, built-in dishwasher, American fridge). Solid wood entrance door from Sapeli, some interior doors are decorated with etched glass.

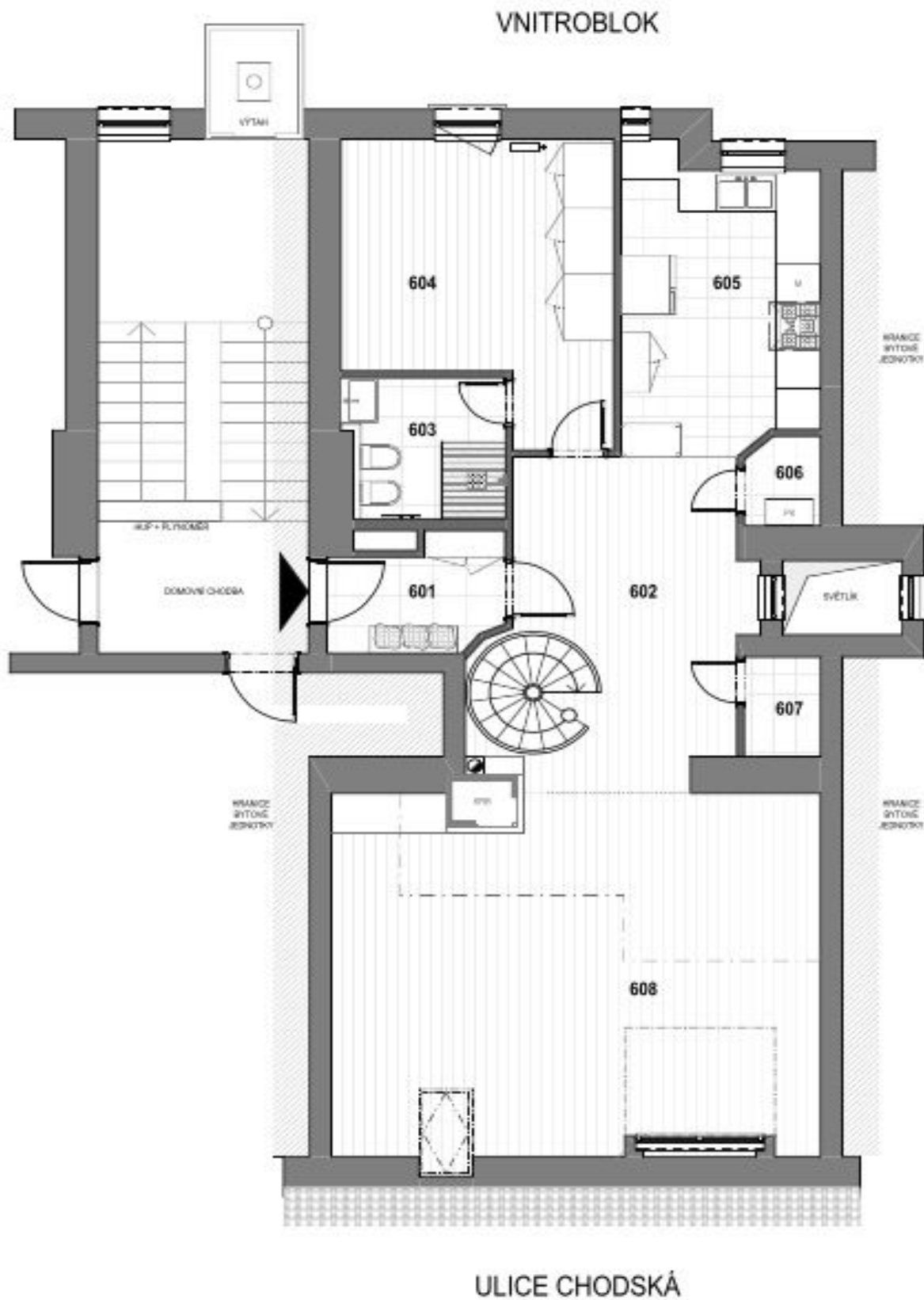
The location has excellent public transport (tram stops close to the house, 2 minutes to the metro) and boasts quiet, tree-lined streets. Safe and calm neighborhood with an elementary school and kindergarten just 200 meters away (no need to cross the main road). There are many small shops, quality restaurants, cozy cafés, and stylish bistros.

Interior 144.53 m<sup>2</sup> (according to the Owners's Declaration 138.48 m<sup>2</sup>), terrace 7.93 m<sup>2</sup> (according to the Owners's Declaration 8.25 m<sup>2</sup>)

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