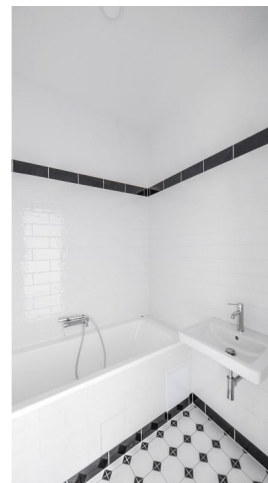


Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 3, Vinohrady, Vinohradská

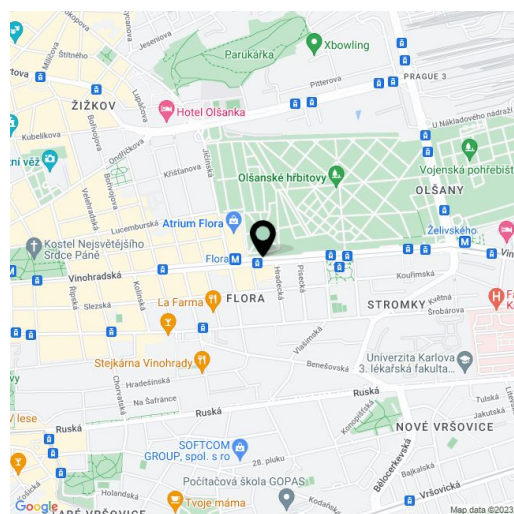


Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 3, Vinohrady, Vinohradská

Total area	92 m ²
Parking	-
Cellar	-
PENB	G
Reference number	28918



* 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 from the 1930s is located on the 2nd floor of the [Florian Residence](#) on Vinohrady Street, just a few steps from the Flora Metro Station. The project originates in a late Functionalist building, which will acquire attractive communal areas with designer lighting, and a revitalized courtyard with an ornamental garden and a relaxation zone with a seating and barbecue area.

The layout consists of a spacious entrance hall, a living room with preparation for a kitchen unit, **two bedrooms**, a bathroom, a separate toilet and two utility rooms.

The interior will be renovated and will feature, among other things, **new windows with noise insulation**, renovated or new **wooden parquets**, refurbished **original doors including frames**, restored cast iron radiators or new heating elements, renovated (or new) tiles, tiles and sanitary ware in the bathroom and the WC, new riser pipes, electrical wiring, painted ceilings & walls, an entry hall with LED lighting and a videophone in the lobby.

The location offers all the comfort of city living and **excellent transport accessibility** with a metro and tram stop right outside the building. A wide range of services are available in the area including many popular restaurants, stylish bistros and cozy cafes. The OC Atrium Flora shopping mall, the **farmers market** in Jiriho z Podebrad square and small shops are all nearby. Several fitness centers, yoga studios, and the nearby **Parukářka Park** and **Rieger's Orchards** provide venues for sports & leisure.

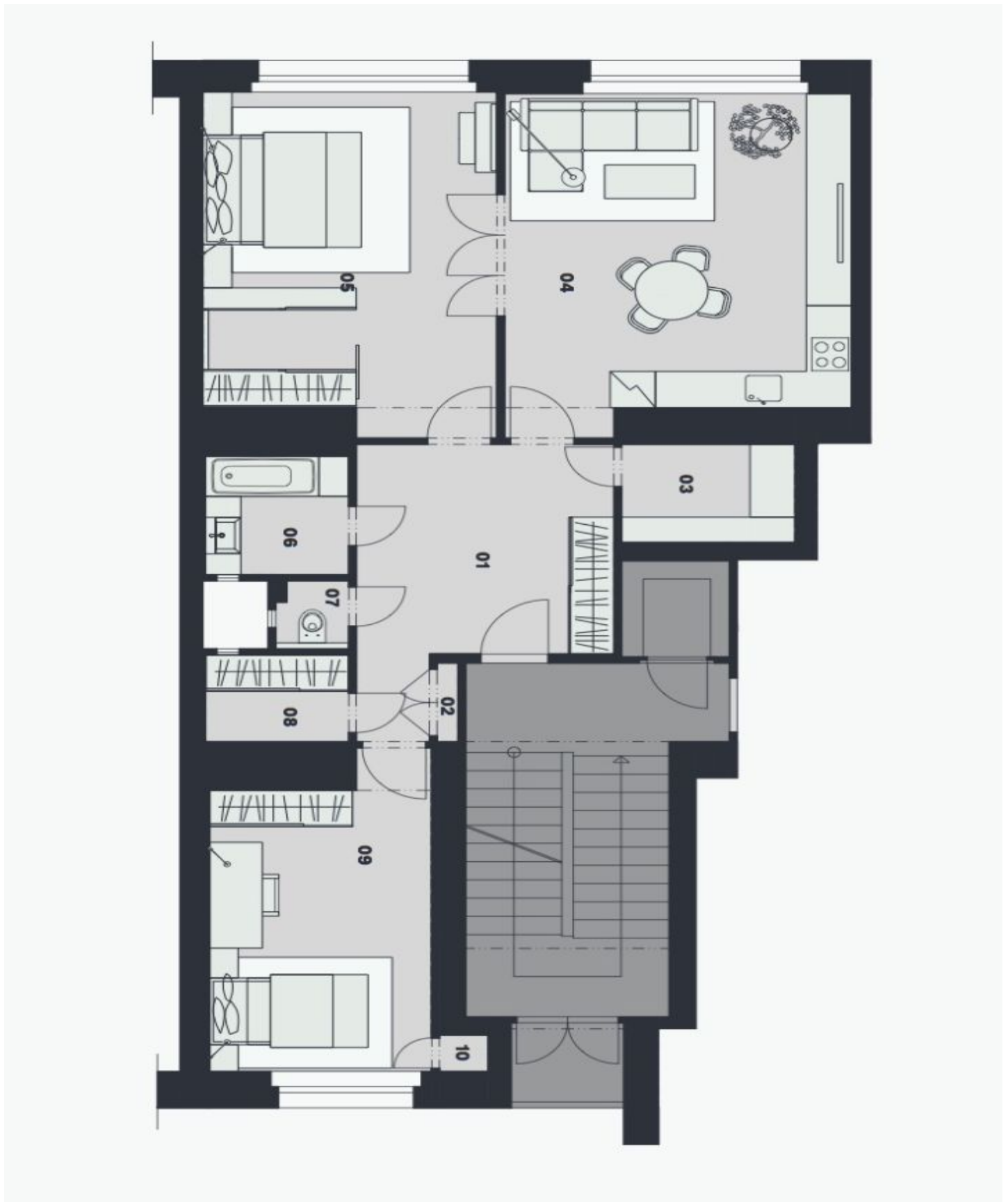
Photos are from a completed show flat in the project.
Usable area 89.40 m² (net floor area 81.34 m²), balcony 2.75 m².

For more information, please visit the official website of [Florian Residence](#) project.

Apartment Two-bedroom (3+kk)

Sold

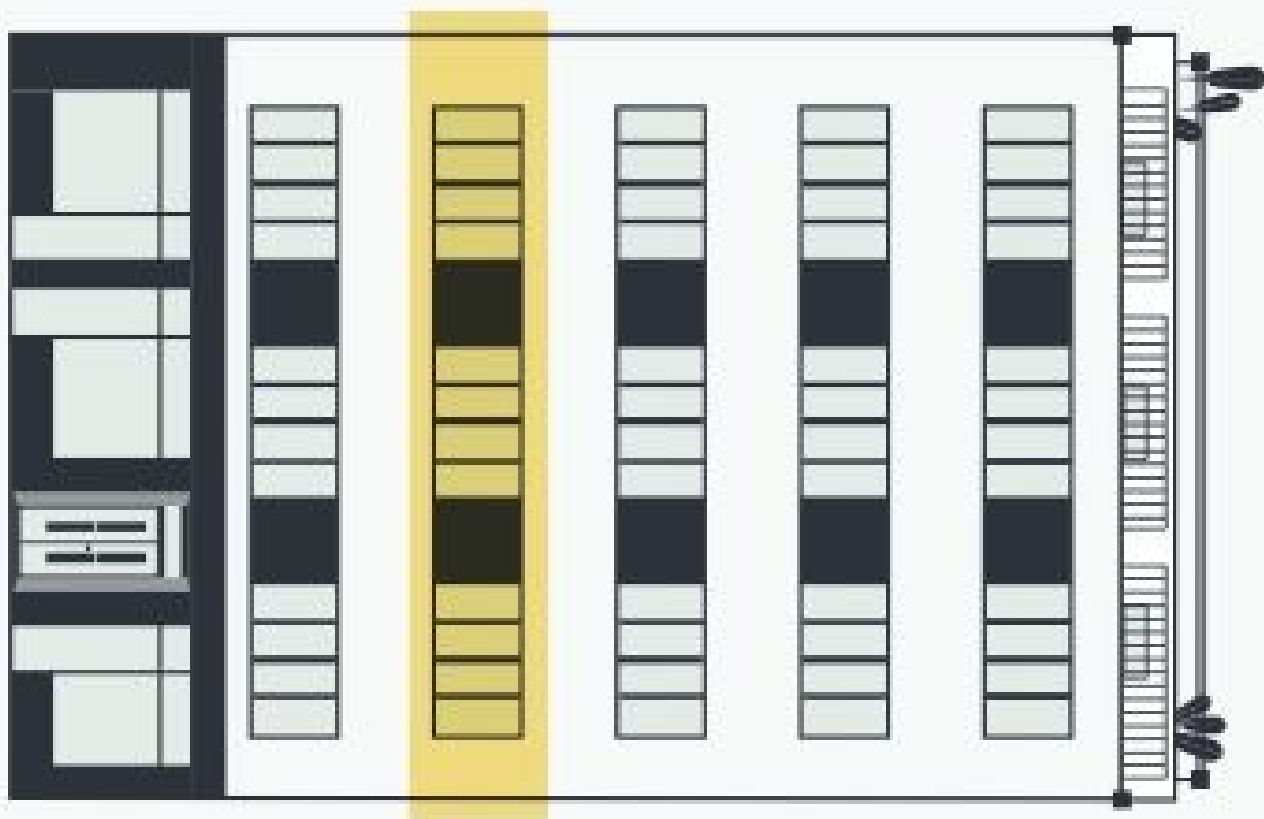
92 m², Prague 3, Vinohrady, Vinohradská



Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 3, Vinohrady, Vinohradská



Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 3, Vinohrady, Vinohradská

č.	místnost	m ²
01	hala	13,12
02	komora	0,36
03	komora	3,73
04	pokoj+kk	23,80
05	pokoj	20,28
06	koupelna	3,71
07	wc	1,03
08	komora	2,72
09	pokoj	13,64
10	komora	0,39
podlahová plocha celkem		82,78
celková plocha dle NOZ		91,96