

## Apartment Two-bedroom (3+kk)

Sold

106 m², Prague 3, Vinohrady, Přemyslovská

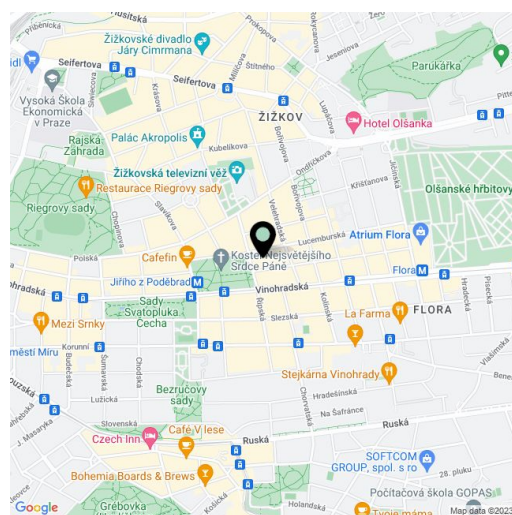


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Total area	126 m²
Floor area*	106 m²
Terrace	20 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	32457



\* 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 spacious, airy apartment with a northeast-facing large terrace is situated on the 4th and 5th floors of a reconstructed corner Art Nouveau building with an elevator that boasts a prestigious address right on Jiřího z Poděbrad Square. A neighborhood with quick access to all services, the city center, and parks. The apartment has received final approval and will be handed over in a completed state by 11/2020.

The upper level consists of an almost **50-meter living space** with a kitchen, a dining area, and a **large terrace** facing a **quiet courtyard** with **mature trees**. There is also be a bedroom, a study, a bathroom, a corridor with **direct access from the elevator** (shared with a neighboring apartment), and a dressing room. On the lower level, there is a second entrance to the apartment, and a staircase leading to the living room.

The apartment will handed over in a standard that includes, among other things, **aluminum atelier windows** and **Schüco glass walls**, wooden windows with triple-glazed panes, a NEXT security entry door (3rd safety class with 19 securing points), internal doors with concealed hinges and durable DEXTÜRA varnish, wooden two-layer oiled floors, Graniti Fiandre large-format tiles, Laufen, Hansgrohe, Grohe, and Duravit sanitary ware, concealed radiators and hot-water underfloor heating and floor convectors connected to a Baxi gas boiler with a smart wireless room thermostat. There will be a **preparation for air-conditioning** and a videophone. The visualization of the bathroom exactly corresponds to reality (including the furniture). The unit comes with a **cellar**. **The common areas** of the building have been **renovated**. There is a possibility to rent a **parking space** for an indefinite period (CZK 2,500/parking space).

The building is in a sought-after location **close to the city center**, which has a wide range of excellent services, **perfect transport accessibility**, and a number of parks. In close proximity, there is a post office, a supermarket, ATMs, cafes, restaurants and other services, including several kindergartens and elementary schools. Wenceslas Square is just a 5-minute metro or tram ride away. There are well-kept parks in the area, the largest of which is **Riegrovy Sady Garden** with a playground, a garden restaurant, and a sports area with an indoor pool.

Total area 106 m², terrace 19.6 m², cellar 4.8 m².

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