

## Apartment Two-bedroom (3+kk)

Sold

99.7 m<sup>2</sup>, Prague 3, Vinohrady, Bořivojova

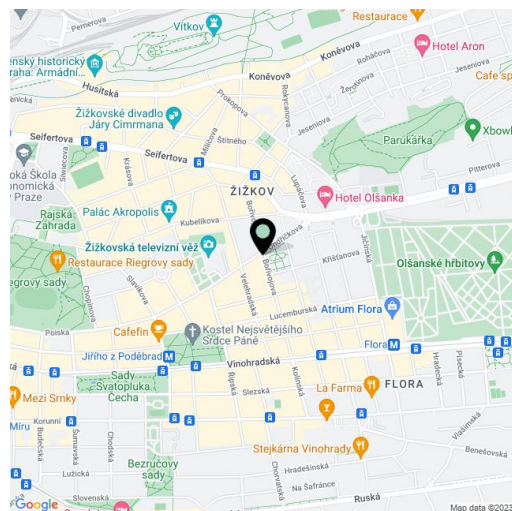


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Total area	112 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	726 000 CZK
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39183



\* 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 air-conditioned penthouse with a terrace is located in a historic building that is being renovated at the moment. Offering comfortable 21st century living standards, the sensitively reconstructed apartment building stands on a recently revitalized square in Vinohrady close to the city center. Construction will start in July 2021; the expected completion date is summer 2023.

On the entrance level (on the 4th floor of the building), there is a master bedroom with a dressing room, en-suite bathroom, and **balcony**, a second bedroom, another bathroom, and an entrance hall with a staircase leading to the attic. There is a large kitchen with a dining area connected to the living room and a separate toilet. From the living room, you can enter a **terrace** that faces **southwest** towards the **courtyard**.

Facilities include finished bathrooms, **air-conditioning**, **wooden floors**, double-wing lacquered doors, single-wing doors with concealed hinges, security entrance doors created according to the original period doors, **large-format tiles**, Kludi bathroom faucets, and most of light fixtures. A bio fireplace can be installed in the living room. Heating is provided by the gas boiler room in the building. It is possible to purchase a **parking space** in the courtyard.

A **park** and a children's playground were recently completed on the square next to the building. Within easy reach are shops including a supermarket, a post office, a pharmacy, a kindergarten, an elementary school, an art school, restaurants, and cafes. It is close to **Mahlerovy Garden** with the Žižkov TV Tower. Within walking distance, you can get to **Riegrovy Sady** or **Parukářka** parks, a tram stop, Jiřího z Poděbrad Square with a metro station, bistros, cafés, and **farmer's markets**.

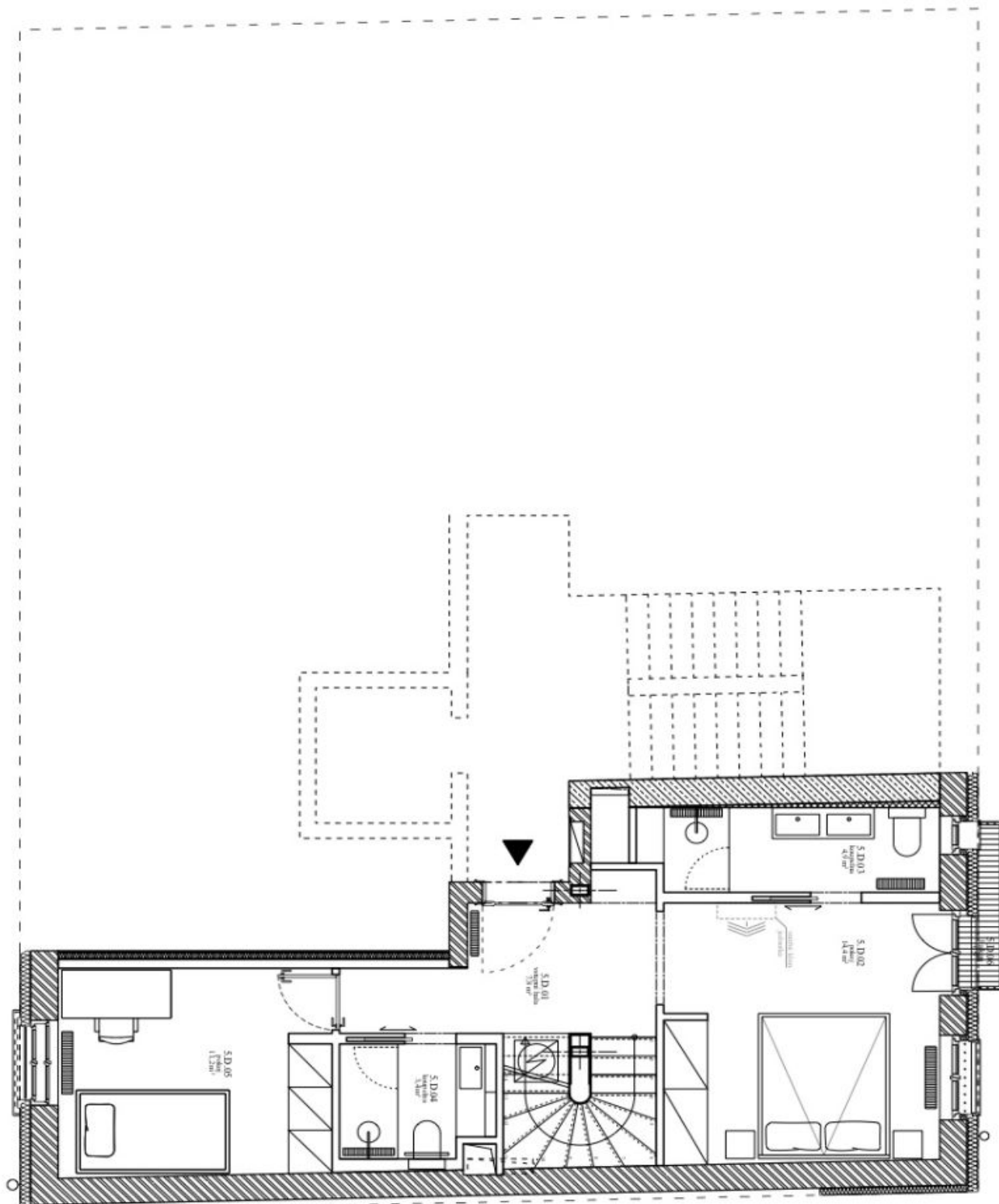
Floor area 100,1 m<sup>2</sup>, balcony 0.9 m<sup>2</sup>, terrace 11.4 m<sup>2</sup>, cellar 2 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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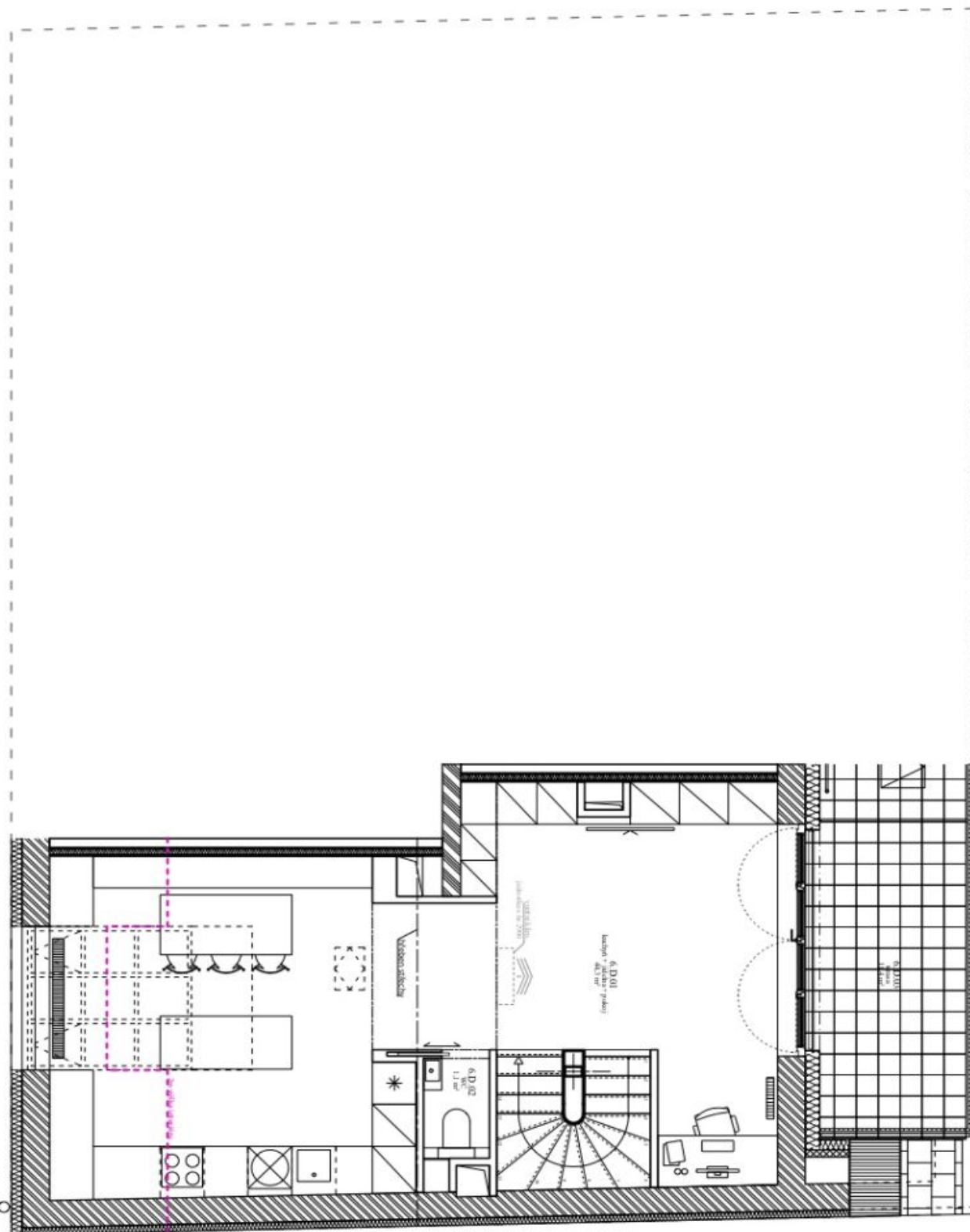


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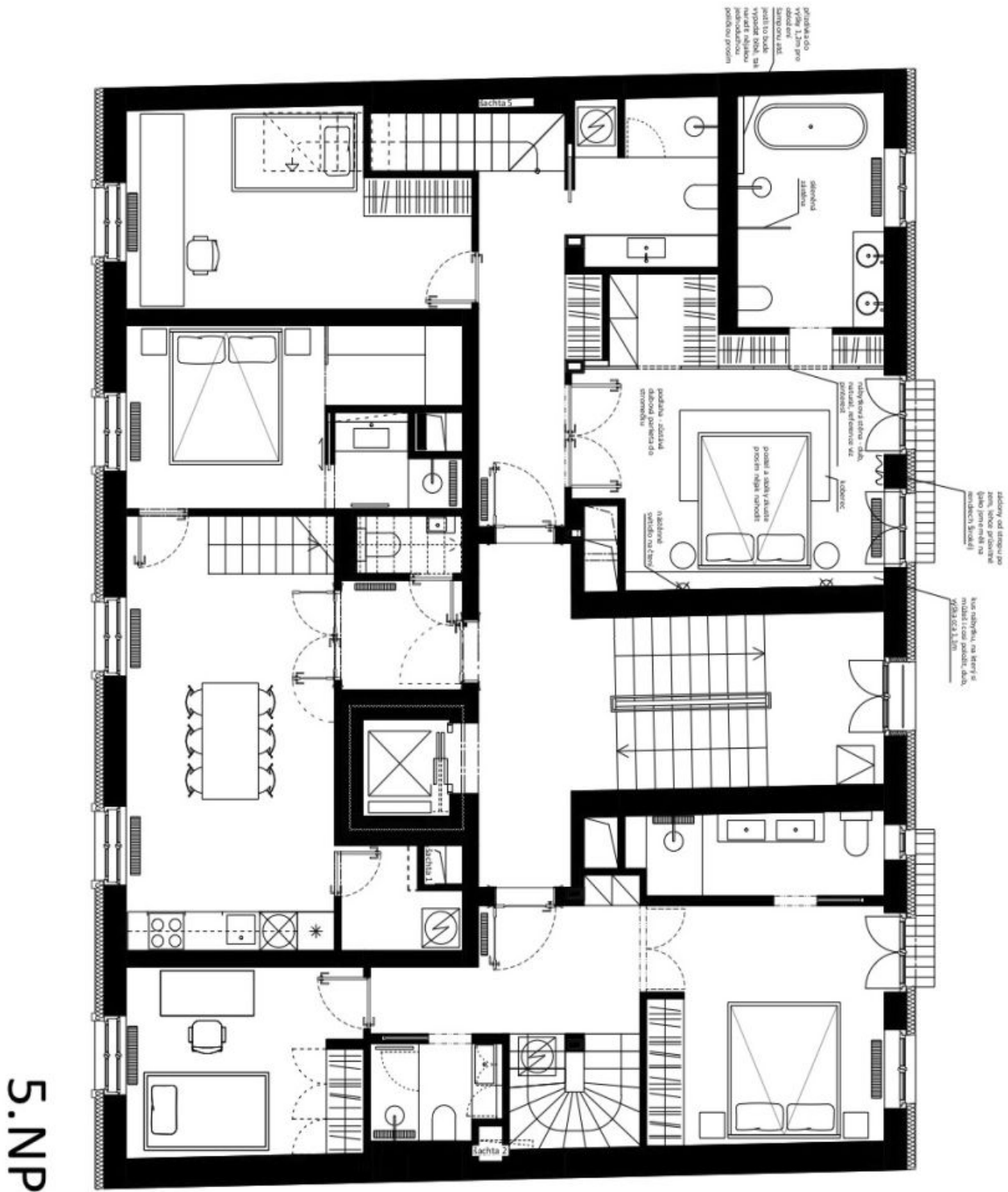


byt 3\_6.NP

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