

## Apartment One-bedroom (2+kk)

Sold

67 m<sup>2</sup>, Prague 3, Vinohrady, Ondřičkova

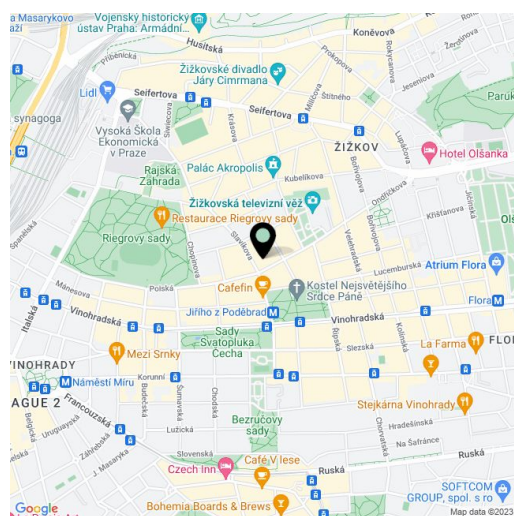


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Total area	67 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	40502



\* 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 bright attic apartment with a gallery is located on the top 6th floor of a completely renovated brick building with a modern glass elevator. The building is part of the elegant Vinohrady district, just a few steps from Mahlerovy Park, the beautifully landscaped Škroupovo Square, and Jiřího z Poděbrad Square.

The apartment is divided into a large living room with a kitchen separated by a bar counter, a bedroom, a hallway, and a bathroom (with a shower, toilet, and connection for a washing machine). The staircase from the living room leads to a **gallery** usable as a dressing room or study.

The main living space is illuminated by **skylights**. Facilities include built-in wardrobes, a complete kitchen, an entrance security door, and an intercom. Heating is by a gas boiler. The building was completely renovated in 2012.

This attractive location on the border of Vinohrady and Žižkov, just a **few minutes by metro or tram from the city center**, provides everything you need—restaurants, cafes, bistros, shops, medical services, and pharmacies, as well as offices and banks. It also offers a wide range of leisure activities. It is not far to the **Flora shopping and entertainment center, the Acropolis Palace**, or the center for alternative theater. In the summer, outdoor theater performances take place in nearby **Mahlerovy Park**. Other easily accessible green areas are Riegrovy Park or the park on Parukářka.

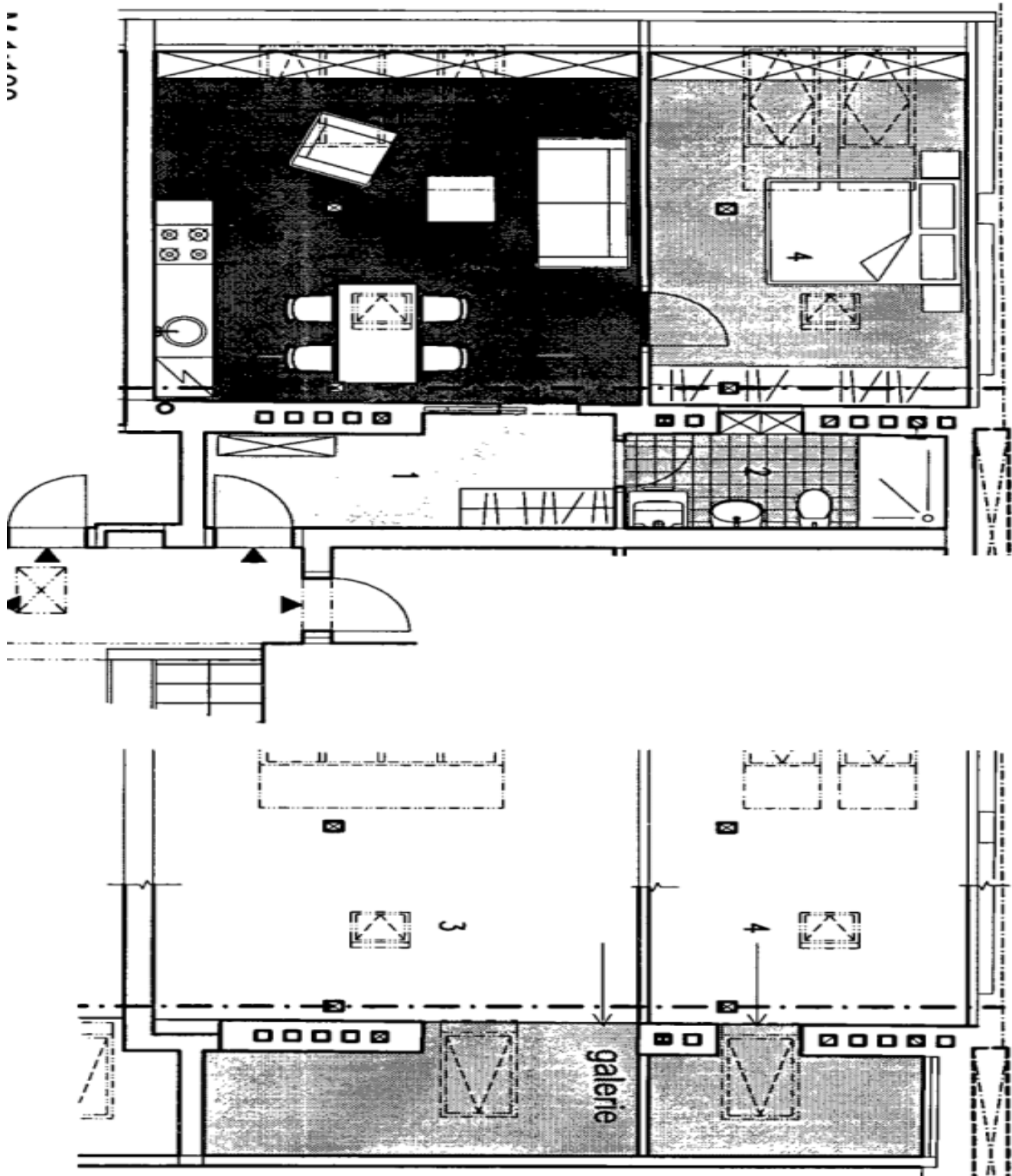
Interior 55.7 m<sup>2</sup> + gallery 11.4 m<sup>2</sup>.

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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LEGENDA MÍSTNOSTÍ		
č.m.	účel	plocha m <sup>2</sup>
1	předsín	6,6
2	koupelna + WC	5,0
3	OP + kuch. kout	26,4
4	ložnice	17,7
sklepní kóje		1,4
CELKEM		57,1

galerie	11,4
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