



## Apartment Two-bedroom (3+1)

Sold

98 m<sup>2</sup>, Prague 2, Vinohrady, Čerchovská



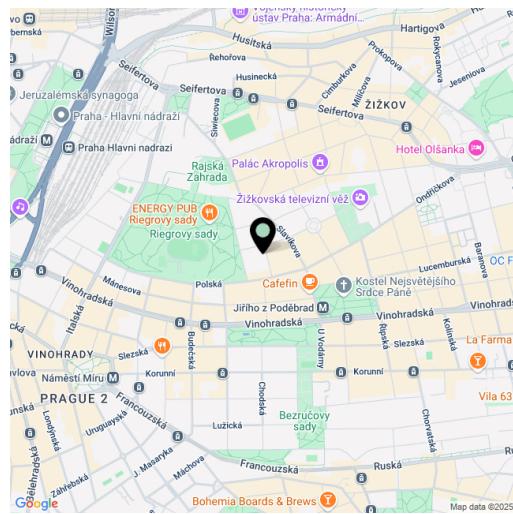


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Total area	98 m <sup>2</sup>
Parking	-
Cellar	7 m <sup>2</sup>
PENB	G
Reference number	101709



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This very spacious apartment with high ceilings and pleasant green views through large double windows is situated on the elevated ground floor of an Art Nouveau residential building. An excellent location on a quiet one-way street near Riegrovy Sady park, Jiřího z Poděbrad Square, the metro station, and tram and bus stops.**

The apartment layout consists of 3 rooms, a kitchen with a dining area, a bathroom, a separate toilet, and a spacious entrance hall. The kitchen and one bedroom face west toward the **green courtyard**, while the other two rooms face east toward a tree-lined street.

**The classic style** of the interior is underscored by **high ceilings, wooden parquet floors**, paneled cassette doors (some glazed), cast iron radiators, or atypical **casement windows**. The apartment comes with a **large cellar**. Residents of the building have access to a **shared garden** in the courtyard, which can be used for relaxation, social gatherings, or barbecues.

An absolutely quiet location with excellent transport connections, thanks to the nearby **Jiřího z Poděbrad** metro station just a few minutes away, as well as tram and bus lines. There is a grocery store on the street, and regular **farmers' markets** are held at Jiřího z Poděbrad Square. The surrounding area offers countless cafés, bistros, and restaurants. In the nearby **Riegrovy Sady park**, you'll find a swimming pool, both outdoor and indoor sports facilities, a large children's playground, and a garden restaurant. **Wenceslas Square** and the city center of Prague are just three tram stops away.

Option to rent or purchase a garage parking space in the courtyard.

Floor area 98.4 m<sup>2</sup>, cellar 8.7 m<sup>2</sup>.