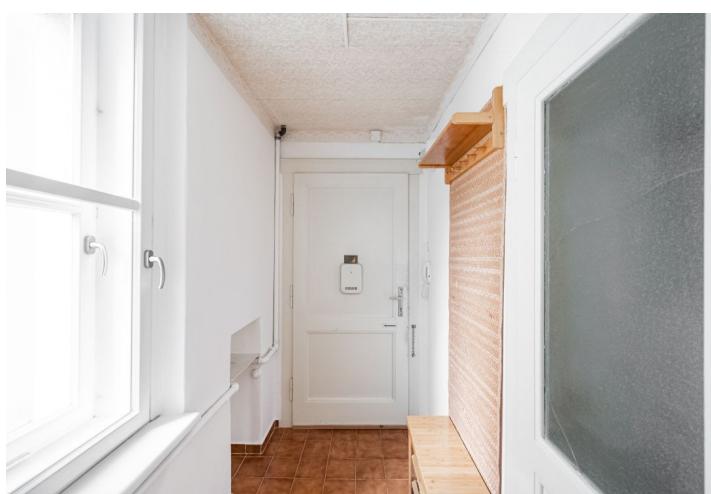




## Apartment Studio (1+1)

Sold

46 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

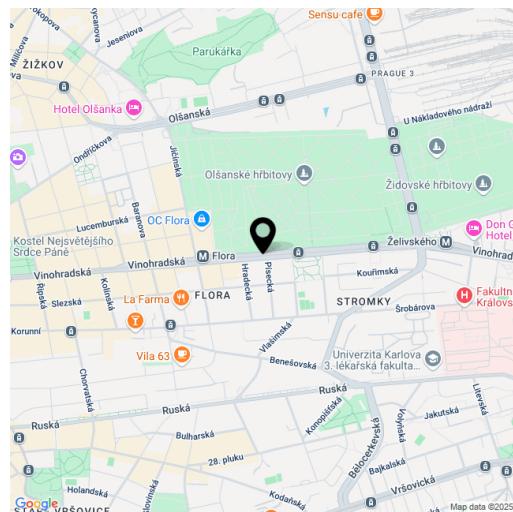




## Apartment Studio (1+1)

**Sold**46 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

Total area	46 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	103306



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

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

**This apartment intended for renovation, with windows facing a quiet side street and towards the courtyard, is located on the 3rd floor of a renovated corner apartment building with an elevator. A convenient area on the border of Vinohrady and Žižkov, just a few steps away from the Flora metro station.**

The area of the apartment consists of a living room, a kitchen, a bathroom, a separate toilet and an entrance hall **pleasantly lit by a window**. The living room and bedroom have **east-facing** windows towards the side one-way Písecká Street, and the kitchen is **west-facing towards the courtyard**.

Windows are **new wooden casement** (interior double glazing), floors are original **parquet** in the living room and **cork** in the kitchen. Heating is currently provided by gas WAW stoves, and hot water by gas heater. The apartment has a **renovated dry cellar**. The interior is suitable for total reconstruction, the house is completely renovated and has an **elevator**. The individual owners of the units receive **income from three non-residential spaces** on the ground floor.

There is a supermarket, other shops, a cafe, a kindergarten and an elementary school, or a pharmacy in the immediate vicinity, and the **Flora shopping and entertainment center** is within easy walking distance. A tram stop and metro station are close-by, and the ride to the city center takes less than 5 minutes.

Floor area 46.1 m<sup>2</sup>, cellar approx. 2.3 m<sup>2</sup>.



## Apartment Studio (1+1)

Sold

46 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

Vinohradská

4. NP

