



Apartment Two-bedroom (3+1)

Sold

92.6 m², Prague 3, Vinohrady, Řípská

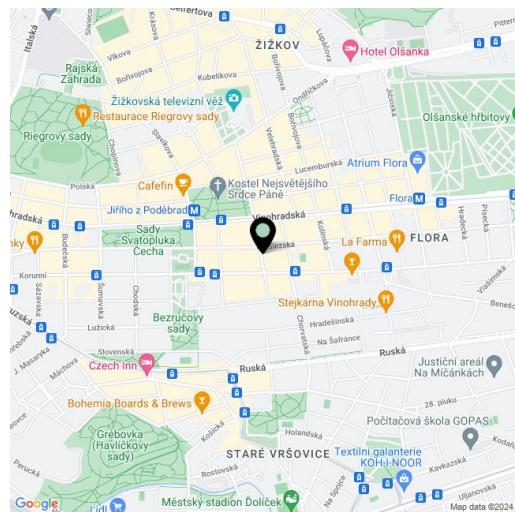




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Total area	93 m ²
Parking	-
Cellar	-
PENB	E
Reference number	104533



* 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 corner apartment with spacious rooms, high ceilings, and large casement windows is located on the 1st floor of a corner apartment building in the wider center of Prague, in Vinohrady, close to Jiřího z Poděbrad Square.

The current layout consists of a **southwest-facing** corner living room, a walk-through kitchen, a bedroom with an en-suite bathroom with a bathtub, a second (walk-through) bedroom, a bathroom with a shower, a toilet, and an entrance hall.

The interior is suitable for modernization. Large casement windows let in **plenty of daylight**, **3.35 m high ceilings** and tree-pattern parquet floors underline the classic urban style. Heating is provided by a gas boiler. There is **an elevator** in the building.

The area is located in **a quieter part of Vinohrady**, on a one-way street lined with trees. There are shops, cafes, restaurants, and bistros nearby, as well as **farmers' markets** held several times a week. A metro station and tram stop are about a 3-minute walk away, and the ride to the city center takes less than 5 minutes. Nearby **parks** provide an opportunity to escape from the hustle and bustle of the city, and **Jiřího z Poděbrad Square** will be newly **landscaped**, the dominant feature of which is the **church** by Josip Plečník.

Floor area 92.6 m².



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