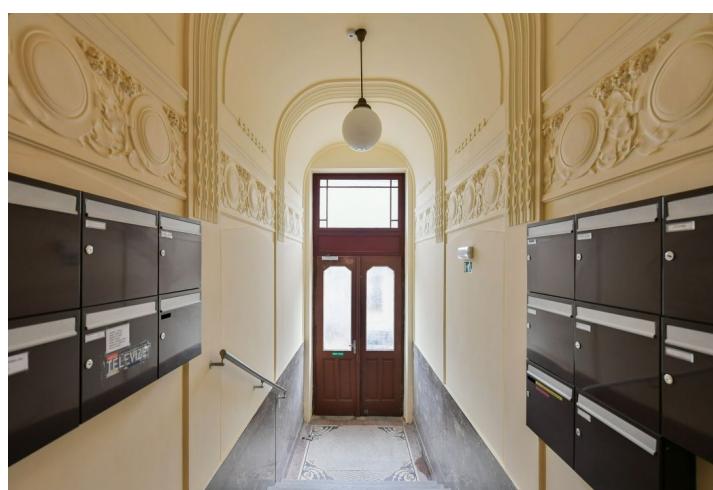




## Apartment One-bedroom (2+kk)

Sold

52 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů

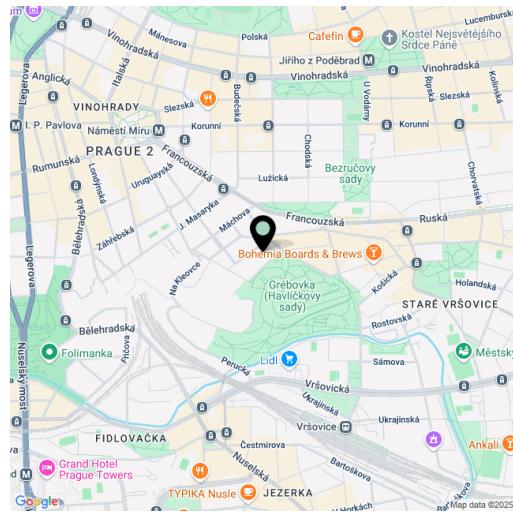




## Apartment One-bedroom (2+kk)

**Sold**52 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů

|                  |                   |
|------------------|-------------------|
| Total area       | 52 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | D                 |
| Reference number | 105829            |



\* 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.

**Investment opportunity to purchase an apartment located on one of the most beautiful streets in Vinohrady. The apartment faces all four cardinal directions and with a beautiful bay window providing direct views of the treetops is on the 2nd floor of a nicely decorated Art Nouveau building on the block facing Grébovka Park.**

The current layout consists of a room with a **sunny bay window**, a second room with a kitchen, a bathroom, a separate toilet, and an entrance hall. The room with the bay window is **southeast-facing towards the park**, and the other room is **northwest-facing towards the quiet courtyard**.

The apartment is in a condition requiring reconstruction. It has preserved the original **parquet floors** and **wooden doors**, the windows were replaced a few years ago, and the building has new risers, newly renovated common areas, and an **elevator**.

Since 1964, the apartment has been rented to two reliable tenants; current rent is CZK 15,498 + fees.

**This very attractive place** is located on a quiet side street in the immediate vicinity of **romantic Havlíčkovy Sadы Park**, set between Vinohrady and Vršovice. Cafes, restaurants, and shops are within walking distance, and a **tennis hall** or **ice rink** are also nearby. There are tram stops about a 5-minute walk from the building, and from the nearby Praha-Vršovice Railway Station you can reach the center in no time (to the Hlavní nádraží metro station).

Floor area 52 m<sup>2</sup>.