



Apartment One-bedroom (2+kk)

Sold

71 m², Prague 2, Vinohrady, Koperníkova



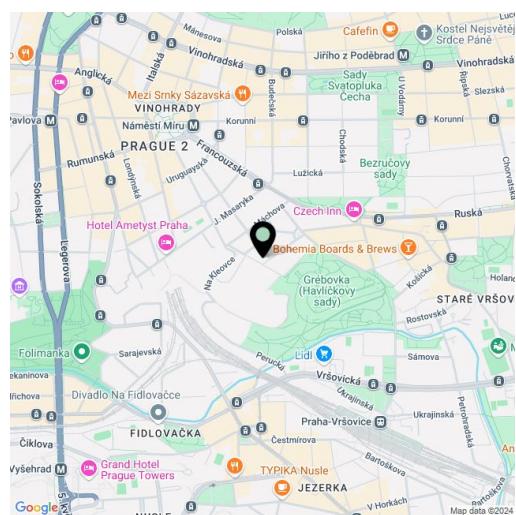


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Total area	121 m ²
Floor area*	71 m ²
Terrace	50 m ²
Parking	-
Cellar	-
PENB	G
Reference number	107247



This two-bedroom air-conditioned apartment with a large terrace is situated in an attractive part of Vinohrady in the immediate vicinity of Havlíčkovy Sady Park. This significant Functionalist apartment complex with an elevator offers typical urban living within easy reach of all services, public transport, and the greenery of popular parks.

The furnished apartment is also suitable for families with children or seniors due to its location on the elevated ground floor. It consists of a living room with access to a private **west-facing terrace**, a separate kitchen, a bedroom, a **bathroom** with a bathtub, and a hallway. Easy parking is in the blue zone in front of the building.

The unit has large casement windows, 3.5 m **high ceilings, wooden parquet floors**, and a fully equipped kitchen. Heating is provided by direct heaters, and on hot days, **air-conditioning** is available. Hot water is provided by its own boiler. The well-maintained Functionalist building was built in the 1920s, and has an **elevator** and a new roof (2023).

Vinohrady is one of the most desirable Prague districts thanks to its great accessibility to services, excellent transport links, and varied cultural and social opportunities. The entrance to **Havlíčkovy Sady Park** with the **Grébovka** Villa, a restaurant, a café, and a children's playground is directly from the street. The nearest tram stop can be reached in 5 minutes and the Náměstí Míru metro station is 1 km from the house.

Floor area 71.3 m², terrace 49.9 m².

* Size of the unit according to the Housing Act.

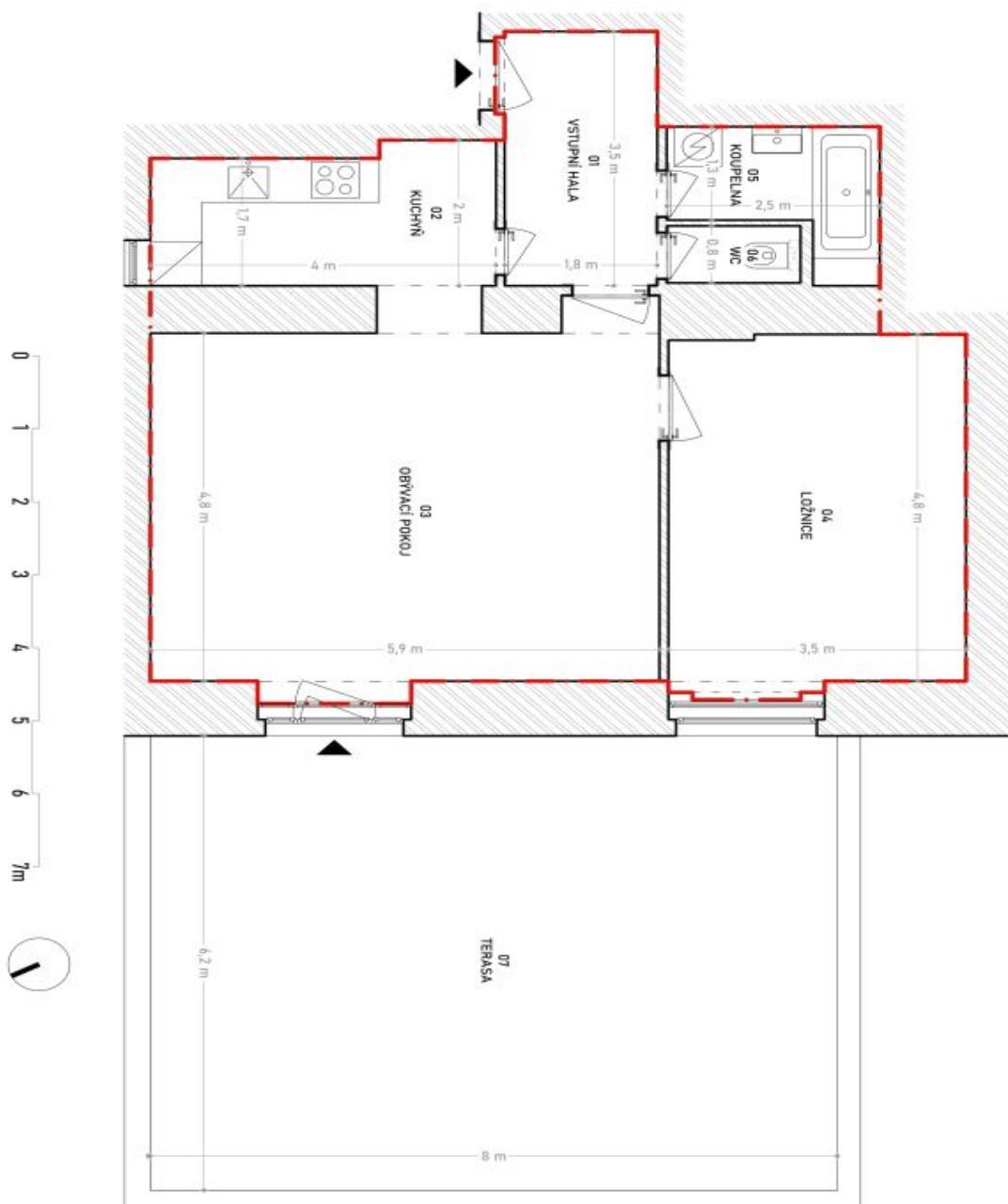
The area consists of the sum total of the internal area of every room.



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VÝMĚRY MÍSTNOSTÍ	
BYTOVÁ JEDNOTKA	PLAČKA (m ²)
01 VSTUPNÍ HALLA	6,7
02 KUCHYNĚ	7,8
03 OBÝVACÍ POKOJ	29,9
04 LOŽNICE	16,8
05 KOUPELNA	3,9
06 WC	1,2
UŽITNÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
07 TERASA	66,3
UŽITNÁ PLOCHA + TERASA (m ²)	
07 TERASA	68,9
POUŽITNÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
07 TERASA	71,2
POUŽITNÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
07 TERASA	71,3

Celková použitná plocha bytové jednotky je stanovena podle Nařízení výřídky 36/2013 Sb. § 3.
Úžitná plocha bytové jednotky je stanovena podle Nařízení Komise (ES) č. 15/2006