



Apartment Two-bedroom (3+kk)

€ 940 838 | CZK 22 900 000

111 m², Prague 2, Vinohrady, Slezská





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Total area	118 m²
Floor area*	111 m²
Terrace	7 m²
Parking	-
Cellar	-
PENB	G
Reference number	108197

This generous duplex apartment with a sun-filled, south-facing terrace is located on the top floor of an elegant corner Art Nouveau building in the prestigious Prague Vinohrady district, close to Peace Square.

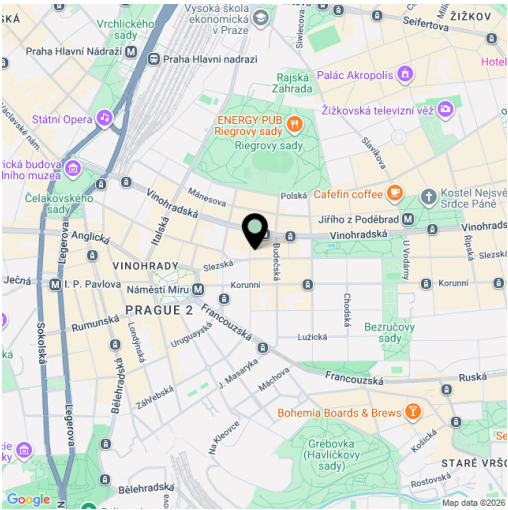
The entrance level (on the 5th floor) comprises a spacious living room with a kitchenette and dining area, a bedroom, an entrance hall, and a bathroom with a walk-in shower and toilet. The upper level features a second **air-conditioned bedroom** and a bathroom equipped with a bathtub and toilet. The bedroom provides direct access to a **terrace** facing the inner **courtyard**.

The interior, recently fully renovated, combines classic **wooden parquet floors** in the living areas with modern large-format tiles in the bathrooms. The kitchen, featuring a central island, is fully equipped with built-in appliances, including an induction cooktop with an integrated extractor hood, electric and microwave ovens, a dishwasher, a refrigerator with freezer, and a **wine cooler**. Practical storage is provided by built-in wardrobes in the hallways, complemented by wardrobes in the bedrooms.

The historic residential building is part of the Vinohrady district, one of Prague's most **sought-after neighborhoods**. In addition to its excellent location near the city center, the area offers a wide range of high-quality services, abundant **landscaped greenery**, and excellent transport accessibility. The **Náměstí Míru metro station** and several tram stops are within a short walking distance, and nearby parks—including the largest, **Havlíčkovy Sady and Riegrovy Sady Parks**—are easily reachable on foot.

Floor area 110.8 m², terrace 7.4 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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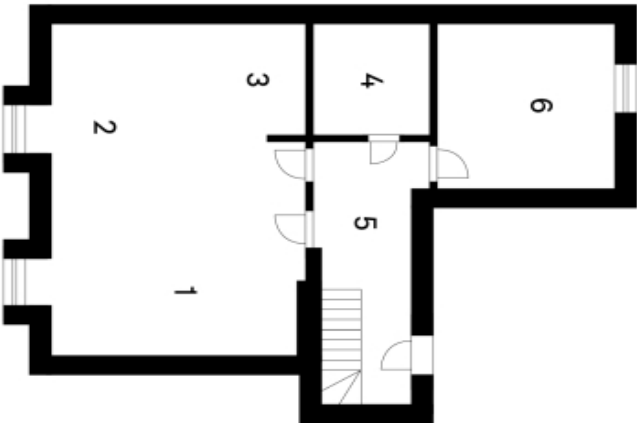
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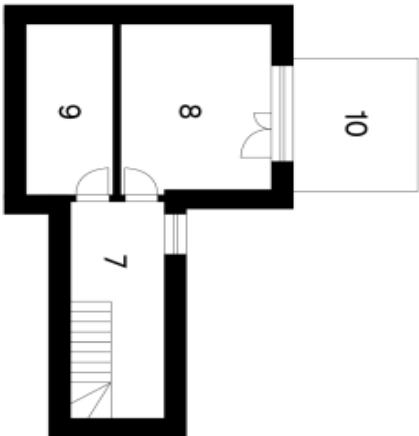
Byt 3+kk

6. NP



1	Obytný prostor	20,37 m²
2	Jídelna	16,72 m²
3	Kuchyně	5,9 m²
4	Koupelna	4,47 m²
5	Chodba	14,21 m²
6	Ložnice	15,62 m²

7. NP



7	Chodba	7,70 m²
8	Ložnice	12,74 m²
9	Koupelna	13,23 m²
10	Terasa	8,35 m²