



## Apartment Two-bedroom (3+1)

Sold

107.2 m<sup>2</sup>, Prague 2, Vinohrady, Šubertova

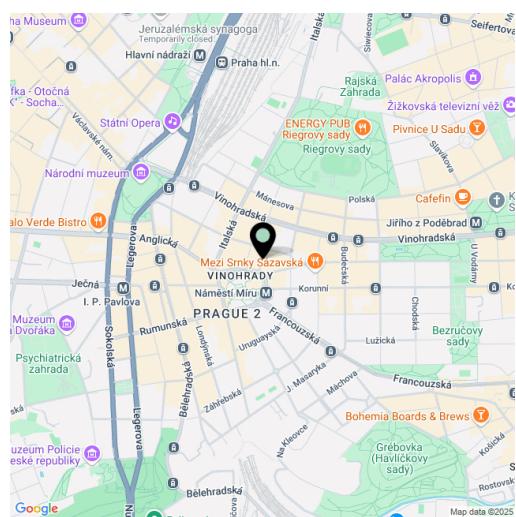




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Total area	107 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	108206



\* 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 spacious and bright cooperative apartment suitable for renovation is located on the 4th floor of a partially renovated residential building from the turn of the 19th and 20th centuries, equipped with an elevator. It is situated on a quiet side street near Peace Square, on the border of Vinohrady and New Town, in close proximity to a metro station, several tram lines, a theater, a supermarket, stylish cafés, and top-tier restaurants.**

The apartment consists of a **west-facing** living room, a kitchen, two bedrooms, a bathroom with a bathtub, a separate toilet, and a hallway that provides access to all rooms.

The apartment features **wooden casement windows**, wooden parquet floors, a kitchen unit, and two functional **tiled stoves**. Its historic character is highlighted by **3.3-meter-high ceilings**. Heating is provided by storage heaters. The building was renovated 10 years ago, which included a new roof, façade, risers, electrical wiring, and windows that are replicas of the original ones. The **elevator** is brand new, installed in 2024.

Located on a quiet one-way street in the prestigious **Královské Vinohrady** district, this apartment offers comfortable urban living with all amenities within walking distance. The neighborhood features schools, kindergartens, offices, shops, restaurants, cafés, and the renowned **Vinohrady Theatre**. A pleasant walk leads to **Riegrový Sady Park**, which has a children's playground and a swimming pool, or to Tylovo Square, home to a regular **farmers' market**. Excellent transport accessibility is provided by trams, buses, and the metro (Náměstí Míru station).

As of August 30th, 2024, the outstanding annuity amounted to CZK 2,239,320. The cooperative share includes, in addition to the right to use this apartment, a 9.91% share in three commercial units located on the building's first underground floor, with a total area of 280 m<sup>2</sup>.

Floor area 107.2 m<sup>2</sup>.



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