



Apartment One-bedroom (2+1)

Sold

73 m², Prague 3, Vinohrady, Bořivojova



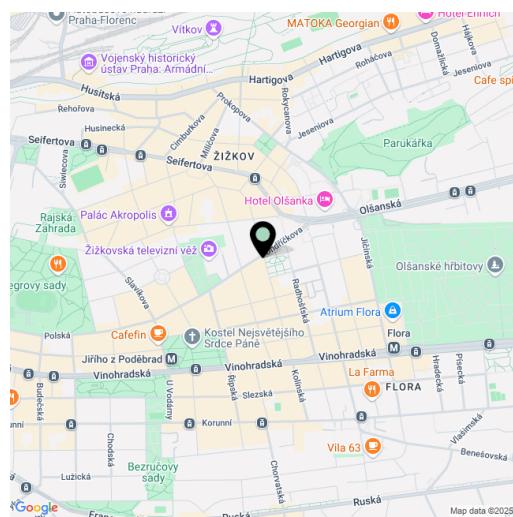


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Total area	82 m ²
Floor area*	73 m ²
Terrace	9 m ²
Parking	-
Cellar	-
PENB	B
Reference number	108578



* 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 premium, air-conditioned duplex apartment with a terrace, high-end furnishings, and an elegantly designed interior is located on the top floors of a carefully renovated historic building. The residential building stands on a square with a beautiful park, close to Mahlerovy Sady Park and Jiřího z Poděbrad Square.

On the entrance level (4th floor of the building), there is a bedroom with an en-suite bathroom, a staircase hall with an **office**, a separate toilet, and an entrance hall. In the attic, you'll find a kitchen with a dining area, a living room, and a toilet with a sink. The **terrace**, accessible from the kitchen, faces **west onto the courtyard**.

The apartment was created as part of the complete renovation of the building and was approved in **2024**, having been minimally used since then. Both classic and roof windows are **wooden**, and the living room is flooded with light streaming in through **large skylights**. The floors are made of oak parquet in a **herringbone pattern**. The kitchen features a worktop and backsplash made of **natural, non-absorbent White Macaubas quartzite**, a Blanco ceramic sink, **Siemens** appliances (electric steam oven, induction cooktop with extraction, dishwasher), and a **Liebherr** no-frost refrigerator (all appliances under warranty). If desired, the entire kitchen equipment, including pots and pans by **Berndorf** or **Zwilling** and porcelain sets, can remain. The interior is fully furnished with custom-made furniture from the **Huliman Slovak bespoke studio**, with seating furniture by the **Pianca** and **Miniform** Italian brands. The terrace features outdoor seating by the **Diphano** Belgian brand. The dining table and coffee table are made from **bleached oak**. Built-in furniture provides plenty of clever storage and shelving space. The apartment is equipped with a **Samsung smart TV**, a built-in Haier washer-dryer, illuminated mirrors in the bathrooms, **LED staircase lighting**, and dimmable **LED furniture lighting**. The entrance security door was made according to the original period doors, and the interior features double-leaf lacquered doors and single-leaf flush doors. The apartment is **air-conditioned**, with heating and hot water supplied by a gas building boiler.

The building is part of an **attractive location** close to the city center. A **beautiful park** was recently created directly in front of the building, with shops including a supermarket, post office, pharmacy, restaurants, and cafes within easy reach. The area is also enhanced by **Mahlerovy Sady** with the iconic **Žižkov TV Tower**. The tram stop is just a 5-minute walk away, and the **Jiřího z Poděbrad metro station**, surrounded by bistros, cafes, and **farmer's market** stalls, is within walking distance.

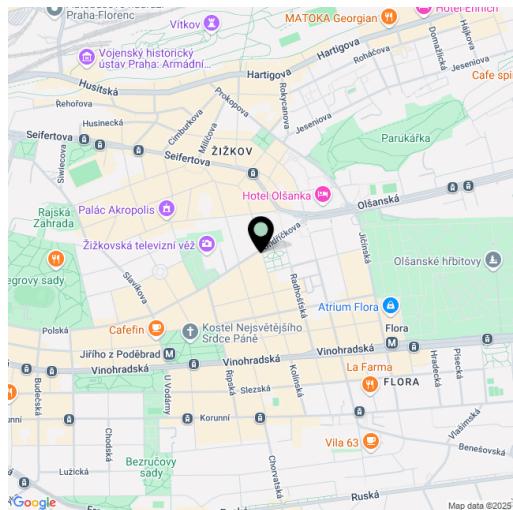
Floor area 72.8 m², terrace 9 m².



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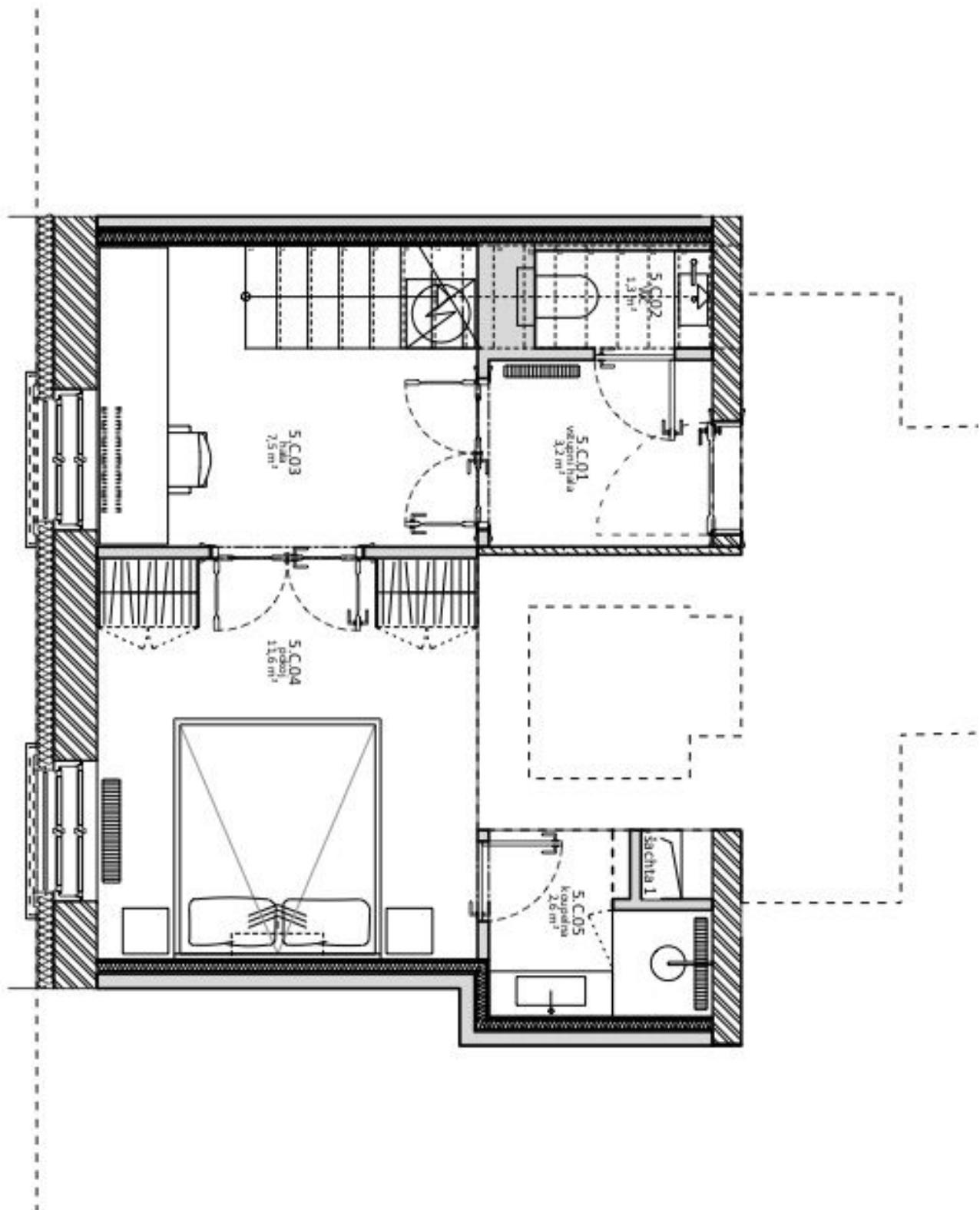
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