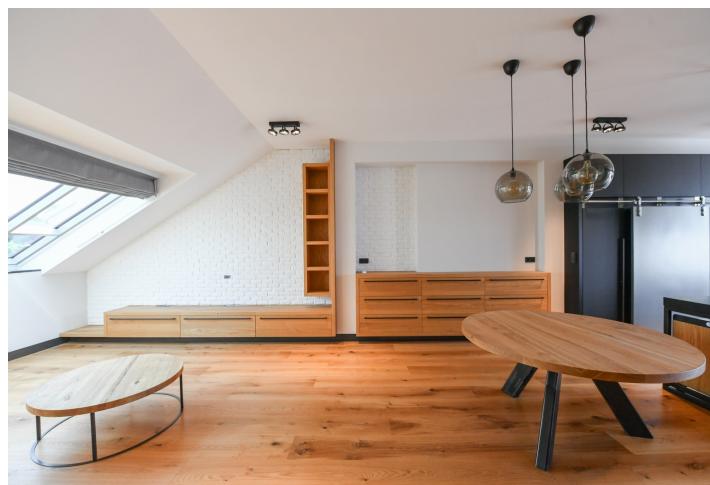




## Apartment Four-bedroom (5+kk)

€ 1 561 216 | CZK 38 000 000

174.87 m<sup>2</sup>, Prague 2, Vinohrady, Italská



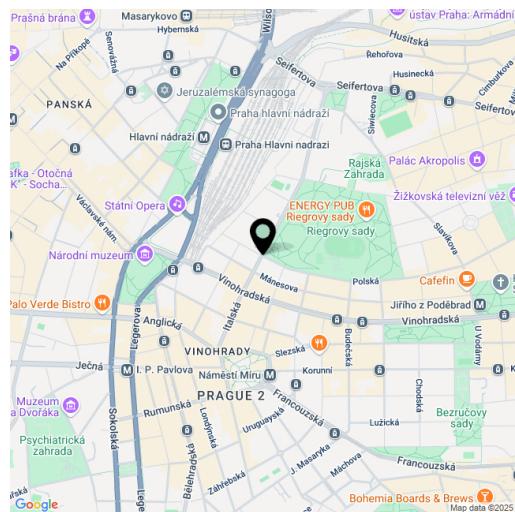


## Apartment Four-bedroom (5+kk)

€ 1 561 216 | CZK 38 000 000

174.87 m<sup>2</sup>, Prague 2, Vinohrady, Italská

Total area	183 m <sup>2</sup>
Floor area*	175 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	109501



\* 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 beautifully designed apartment with an area of nearly 200 m<sup>2</sup> is located on the top floor of a historic residential building with an elevator, right next to the entrance to Riegrovy Sady Park in the sought-after Vinohrady district. Its excellent area in the wider center of Prague, combined with a thoughtfully designed, fully air-conditioned interior, offers an ideal setting for modern living in the city.**

The layout of the apartment is practically divided into a social and private zone. The social area features a generously designed living room with a dining space and an open plan kitchen. The private zone consists of three bedrooms, a walk-in closet with a charming **corner bay window**, a bathroom with both a bathtub and shower, a separate toilet, a utility room, a hallway, and an entrance vestibule.

Natural materials take center stage in the interior – **oak floors** and custom-made **wooden furniture** elegantly contrast with matte black elements such as interior doors, designer lighting, and a fully equipped kitchen designed by an **architectural studio**, complete with built-in appliances. Studio-style windows are by the German **Schüco** manufacturer. Pleasant indoor comfort is ensured by **air-conditioning** and underfloor heating; the apartment is equipped with its own condensing boiler.

An exceptional sense of tranquility enhanced by refreshing green spaces and **proximity to the historic city center** are among the main advantages of this part of Vinohrady. This prestigious residential district also offers excellent amenities, including top-rated schools, outstanding cafés and restaurants, a vibrant community life, and abundant shopping options. Tram and bus stops are just a few minutes' walk from the building, while the **Muzeum metro transfer station** and the upper part of **Wenceslas Square** are approximately 700 meters away.

Floor area 174.87 m<sup>2</sup>, balcony 8 m<sup>2</sup>.



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