



## Apartment Four-bedroom (5+kk)

€ 1 561 216 | CZK 38 000 000

174.87 m², Prague 2, Vinohrady, Italská





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Total area	183 m²
Floor area*	175 m²
Balcony	8 m²
Parking	-
Cellar	-
PENB	E
Reference number	109501

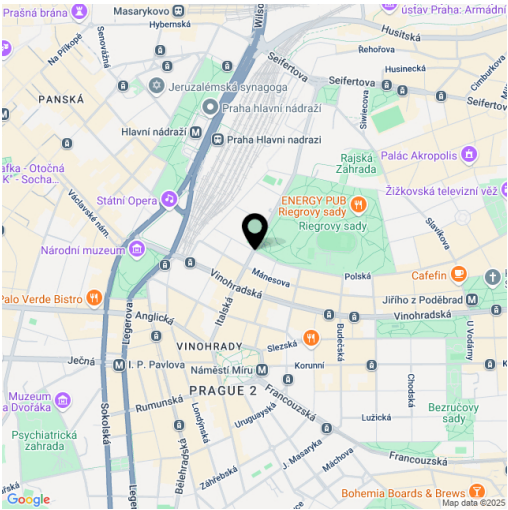
This beautifully designed apartment with an area of nearly 200 m² is located on the top floor of a historic residential building with an elevator, right next to the entrance to Riegrovy Sady Park in the sought-after Vinohrady district. Its excellent area in the wider center of Prague, combined with a 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 **Museum metro transfer station** and the upper part of **Wenceslas Square** are approximately 700 meters away.

Floor area 174.87 m², balcony 8 m².



\* 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.



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



 STÁVAJÍCÍ ZDIVO

 NOVÉ PŘÍČKY

TABULKA PLOCH - 6 MP		
Č. m.	názov zmluvy	plocha [m <sup>2</sup> ]
6.01	ZÁKUPY	7,77
6.02	CHOĎBA	19,50
6.03	KUCHYŇ	25,10
6.04	JEDLNA	15,68
6.05	OBYVAČI POKOJ	18,73
6.06	DETSKY POKOJ	16,55
6.07	DETSKY POKOJ	16,55
6.08	LOŽNICE	16,00
6.09	ŠATNA	22,88
6.10	WC	3,19
6.11	KUPELNA	10,00
6.12	PRÁNIE	2,90
6.13	SCHODIŠTE	
CELKOVÝ BYT		174,8