



Apartment Two-bedroom (3+kk)

Sold

94.4 m², Prague 2, Vinohrady, Italská





Apartment Two-bedroom (3+kk)

Sold94.4 m², Prague 2, Vinohrady, Italská

Total area	97 m ²
Floor area*	94 m ²
Balcony	2 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	110096

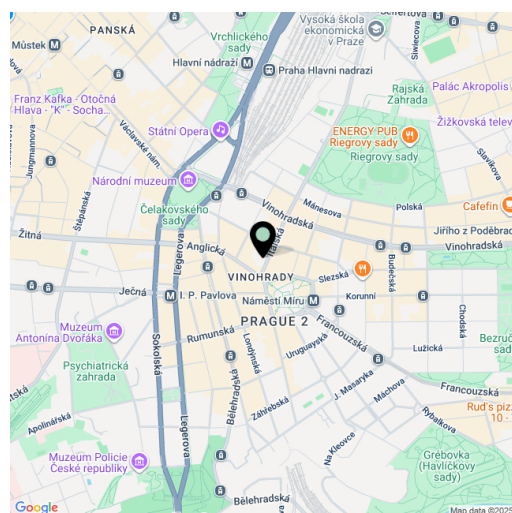
This stylish, exceptionally furnished apartment with air-conditioning and a balcony, located on the 4th floor of a Functionalist building with an elevator. It is situated at a sought-after address right by Peace Square, in close proximity to a metro line A station.

The apartment is laid out as a spacious two-bedroom unit (3+kk), comprising a living room with a kitchen corner and dining table, a bedroom with an **en-suite bathroom** (bathtub/shower/toilet), a study with access to the **balcony**, a second bathroom (shower/toilet), and an entrance hall with built-in wardrobes and a storage room. The apartment also includes a cellar.

A complete interior renovation has transformed the apartment into a modern space with **wooden floors**, custom-made furniture, and a kitchen equipped with built-in appliances from the premium brand Miele. The bathrooms feature DURAVIT sanitary ware, VIPP design elements, and underfloor heating. New wooden windows with insulating glass emphasize the quality of the workmanship, and the heating is central.

This sought-after location in the heart of **Vinohrady** perfectly combines city life with the tranquility of an **elegant residential neighborhood**. The area offers numerous cafés, renowned restaurants, and shops, while cultural enthusiasts can visit the nearby **Divadlo na Vinohradech theater**. For green spaces, **Riegrovy Sady** with a children's playground and refreshments or **Folimanka Park** with sports facilities are easily accessible. Excellent transport connections are another advantage—metro stations and tram stops provide direct access to Prague's city center.

Floor area 94.4 m², balcony 2.3 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.