



Apartment One-bedroom (2+kk)

€ 410 918 | CZK 9 983 250

67.5 m², Prague 2, Vinohrady, Máchova





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Total area	68 m²
Garden	58 m²
Parking	-
Cellar	-
PENB	D
Reference number	110252

This cozy unit with a front garden in a southeast-facing courtyard is part of a residence created through the complete renovation of an Art Nouveau apartment building in a highly attractive part of Vinohrady, a few steps from popular Grébovka Park.

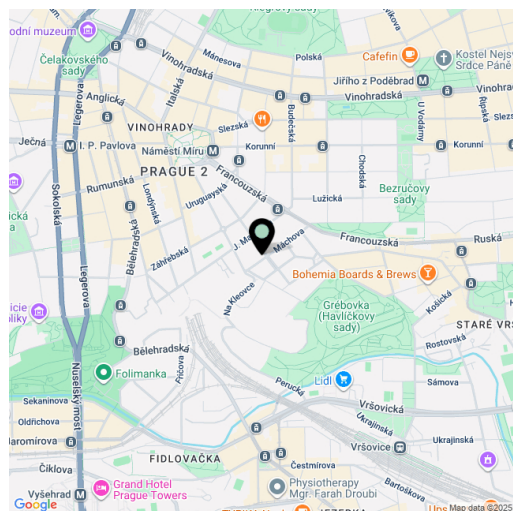
The unit located in the basement consists of a living room with an adjoining kitchen, 1 bedroom, a bathroom (shower, toilet), and an entrance hall. Both the kitchen and living room provide direct access to the **garden**.

Facilities include **wooden floors and windows**, large-format bathroom tiles, paneled entrance doors, a fully fitted custom-made kitchen, and a washing machine in the bathroom. The highlight of the nearly 60 m² green garden with a **paved terrace** is a **mature tree**.

The residence enjoys an excellent location in a **quiet part of Vinohrady**, **right next to romantic Grébovka Park**. The neighborhood is filled with cozy cafés, trendy bistros, and restaurants. **The Vinohrady Theater** as well as smaller **theatres** are nearby. Excellent transport connections to the city center are provided by trams from a nearby stop, with the Náměstí Míru metro station (line A) within a comfortable walking distance.

Floor area 59.4 m², garden 58.3 m².

Subject to special legal condition.



* 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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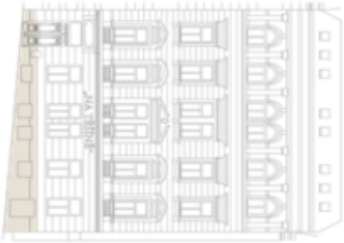
Označení	Název	Plocha / m²
01	Obývací pokoj + KK	28,3
02	Ložnice	20,6
03	Koupelna + WC	5,9
04	Chodba	4,6
Užitná plocha bytu		59,4
Celková plocha bytu		67,5
05	Zahrada	58,3
Sklep		
Parkovací místo		NE

Byt J-2

2+KK

67,5 m²

1. PP



1. PP