



## Apartment Two-bedroom (3+kk)

€ 735 415 | CZK 17 900 000

74 m², Prague 2, Vinohrady, Belgická





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Total area	91 m²
Floor area*	74 m²
Terrace	17 m²
Parking	Possibility of purchasing a parking space in a car stacker
Cellar	5 m²
PENB	B
Reference number	110335

This modern duplex apartment with a terrace and the option to purchase a garage parking space is located in a residential building from 2011, set in a courtyard in an attractive part of Vinohrady, just a few minutes’ walk from Grébovka Park and Peace Square.

On the entrance level (1st floor of the building), there is a kitchen with a dining area, a bedroom, a bathroom (with a shower and toilet), a hallway, and a utility room with a **walk-in closet**. The upper level includes a second bedroom and a living room with access to a **spacious terrace**.

The apartment features **oak wood** and tiled floors, French windows with wooden frames, safety glass with a **protective film**, insect screens, **internal blinds** by the Austrian brand Leha, and **external blinds**. Facilities include a custom **Poggenpohl** kitchen with **Siemens** and **Miele** appliances, built-in **speakers** in the living room, fitted furniture, **air-conditioning** in the upper bedroom, underfloor heating in the bathroom, Adlo security entrance doors, and a security system. Heating is provided by an electric boiler. The terrace is furnished with custom-made **wooden loungers**. The purchase price includes a **large cellar**; a **parking space** in a stacker garage can be purchased separately. The building is equipped with an **elevator**.

This **excellent location** in the wider city center in Vinohrady offers everything needed for comfortable urban living. State and private schools, including the **Lauder kindergarten, elementary, and high school**, are situated nearby. A wide selection of restaurants, cafés, bistros, and shops are also within easy reach. A metro station and tram stop are just a 5-minute walk away, and the **romantic Grébovka Park** lies close-by.

\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

Floor area 73.5 m², terrace 17 m², cellar 5 m².