



## Apartment One-bedroom (2+kk)

€ 289 112 | CZK 7 036 980

39.7 m², Prague 2, Vinohrady, Máchova





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|                  |        |
|------------------|--------|
| Total area       | 40 m²  |
| Garden           | 53 m²  |
| Parking          | -      |
| Cellar           | Yes    |
| PENB             | D      |
| Reference number | 110397 |

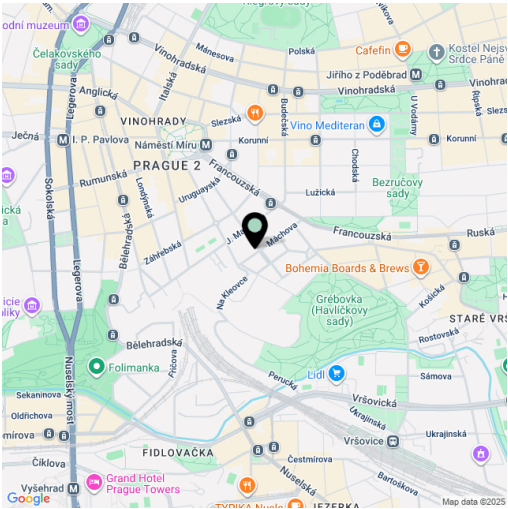
This cozy semi-residential unit with a front garden in a southeast-facing courtyard is part of a residence created through the complete renovation of an Art Nouveau apartment building in a highly attractive part of Vinohrady, a few steps from popular Grébovka Park.

The studio, located in the basement, consists of a living room with a kitchenette, 1 bedroom, a bathroom with a shower, a separate toilet, and an entrance hall. The living room provides 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 building features representative common areas and a **modern elevator**.

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 39.7 m², garden 52.5 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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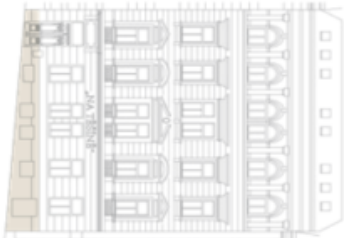
| Označení            | Název              | Plocha / m² |
|---------------------|--------------------|-------------|
| 01                  | Obývací pokoj + KK | 14,5        |
| 02                  | Ložnice            | 15,3        |
| 03                  | Chodba             | 4,6         |
| 04                  | Koupelna           | 2,5         |
| 05                  | WC                 | 0,9         |
| Užitná plocha bytu  |                    | 37,8        |
| Celková plocha bytu |                    | 39,7        |
| 06                  | Zahrada            | 52,5        |
| Sklep               |                    | NE          |
| Parkovací místo     |                    | NE          |

Byt J-1

2+KK

39,7 m²

1. PP



1. PP