



Apartment Three-bedroom (4+kk)

€ 1 027 116 | CZK 25 000 000

130 m², Prague 2, Vinohrady, Vinohradská



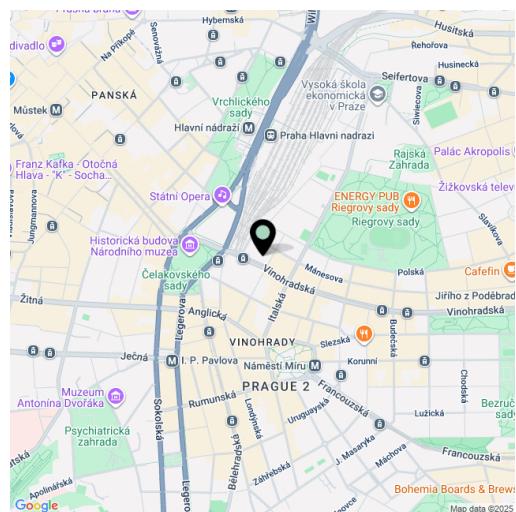


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Total area	130 m ²
Parking	-
Cellar	-
PENB	G
Reference number	110418



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

This airy Vinohrady apartment filled with morning sunlight, with walls and high ceilings adorned with stucco and paintings by an academic artist, is situated on the 5th floor of an elegant historic building with an elevator, in a highly sought-after and attractive area of Prague 2—just a few minutes' walk from a metro station, the National Museum, Wenceslas Square, and Riegrovy Sady Park.

The interior of the apartment consists of **three spacious rooms** with east-facing windows overlooking a quiet one-way street. A separate kitchen, prepared for the installation of a kitchen unit, and an elegant bathroom equipped with a bathtub, shower, toilet, and double sink face west toward a **peaceful courtyard**. The layout is complemented by a separate toilet and a large entrance hall. The current layout (2-bedroom with a separate kitchen) can be modified into a 3-bedroom apartment with a kitchenette (4+kk).

The apartment was extensively and meticulously renovated after 2014. The original owner—an academic painter—decorated the interior with **stucco and wall paintings**, which have recently been restored. The windows were refurbished in 2014; the original parquet floors were restored and extended with new **wooden floors**. The bathroom features **large-format tiles** and **underfloor heating**. Heating is provided by a condensing gas boiler combined with radiators. Additional comfort is ensured by a soundproof wall adjoining the neighboring apartment and **an electronic security system**. The beautiful common areas and the façade of this corner historic building have been gradually revitalized, and the property lies within a **protected heritage zone**.

The convenient location offers walking distance to the **city's historic center**, close proximity to Wenceslas Square with its shopping and entertainment options, and excellent public transport connections. Families with children will appreciate the nearby kindergartens, primary and secondary schools, as well as the popular **Riegrovy Sady Park** with its playground, swimming pool, and Sokol gym.

Floor area 130.2 m².



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