



Apartment One-bedroom (2+kk)

Sold

68 m², Prague 2, Vinohrady, Lužická



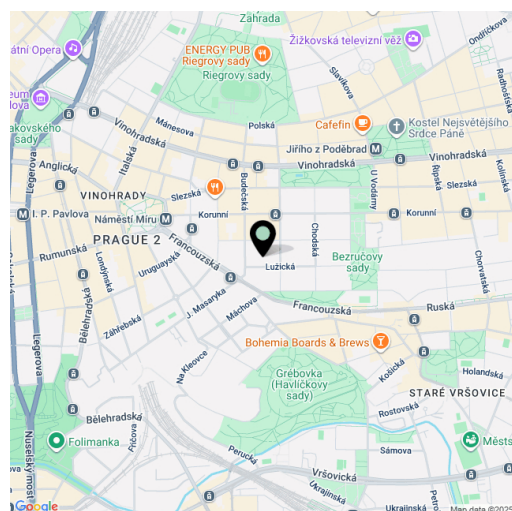


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Total area	68 m²
Parking	-
Cellar	5 m²
PENB	D
Reference number	110727



This renovated one-bedroom apartment is situated on the 2nd floor of a well-maintained brick building with an elevator. Thanks to its orientation toward a quiet, green courtyard, it offers pleasant and peaceful living in an attractive neighborhood in Vinohrady in Prague.

The apartment features a practical layout with a living room and kitchenette, a bedroom, a bathroom with a **bathtub** and washing machine connection, a separate toilet, and a storage room. The spacious entrance hall with a French window offers views of the **shared garden**.

Wooden floors, new replica sash windows, high ceilings, and wooden interior doors give the space a timeless character. The apartment includes a **fully fitted custom kitchen**. The apartment comes with a **cellar**.

The one-way tree-lined avenue in the **sought-after Prague 2 area** provides a pleasant residential environment with full civic amenities and well-maintained urban gardens and parks nearby. Excellent transport connections are available via trams from the Jana Masaryka stop, and the **Náměstí Míru** metro station is just 500 meters from the building.

The unit comes with a cooperative share, which generates rental income.

Floor area according to survey 68.1 m², (according to the owner's statement 61.4 m²), cellar 5 m².

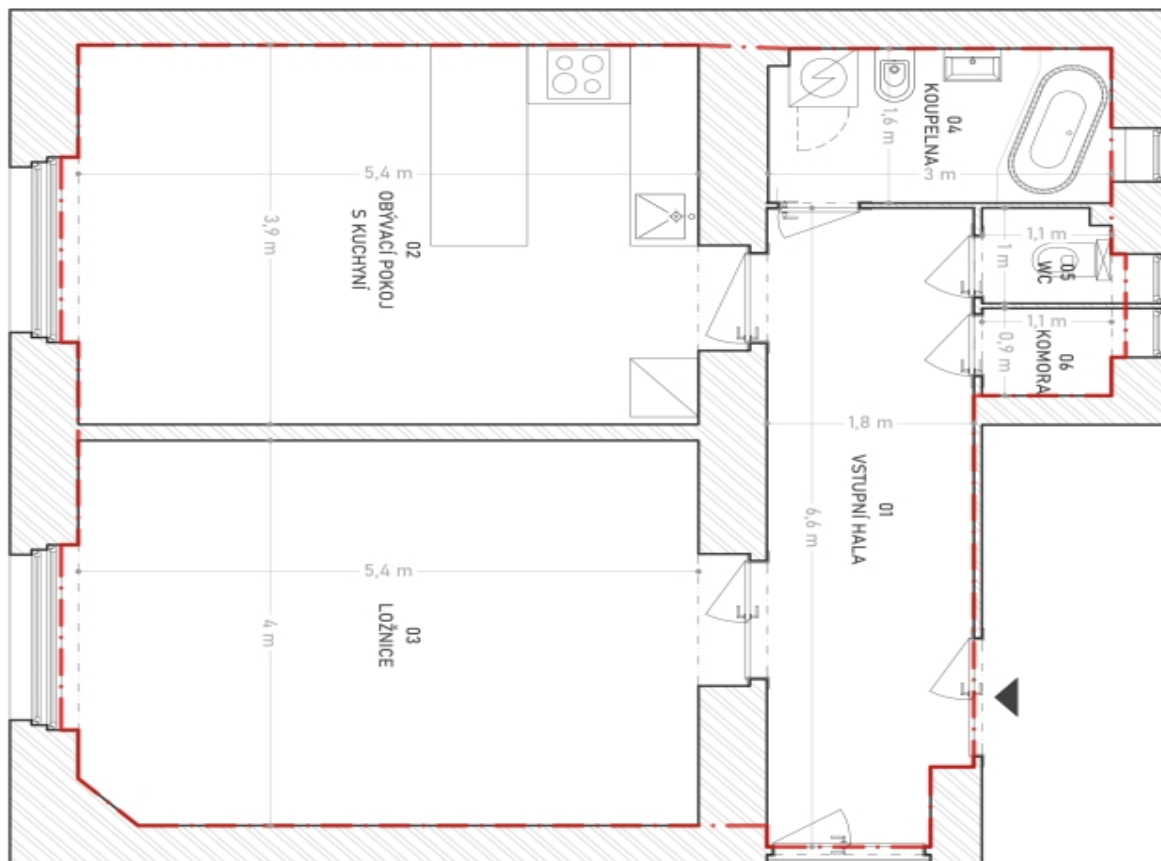
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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VÝMĚRY MÍSTNOSTÍ	
Č. M.	POPS
01	VSTUPNÍ HALA
02	OBÝVACÍ POKOJ S KUCHYNÍ
03	LOŽNICE
04	KOUPELNA
05	WC
06	KOMORA
UŽITNÁ PLOCHA (m ²)	
PODLAHOVÁ PLOCHA BYTOVÉ JEDNOTKY (m ²)	
	68,1

— — — — — HRANICE PODLAHOVÉ PLOCHY B.J.

▨ ZDĚNÉ STĚNY

Celková podlahová plocha bytové jednotky je stanovena podle měřiční výkresy 364/2013 Sb. § 3.

Užitná plocha bytové jednotky je stanovena podle Měřiční Komise (SK) č. 1902/2006



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