



Apartment One-bedroom (2+kk)

Sold

49.6 m², Prague 3, Vinohrady, Soběslavská





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Total area	60 m²
Floor area*	50 m²
Terrace	11 m²
Parking	-
Cellar	3 m²
PENB	D
Reference number	110874

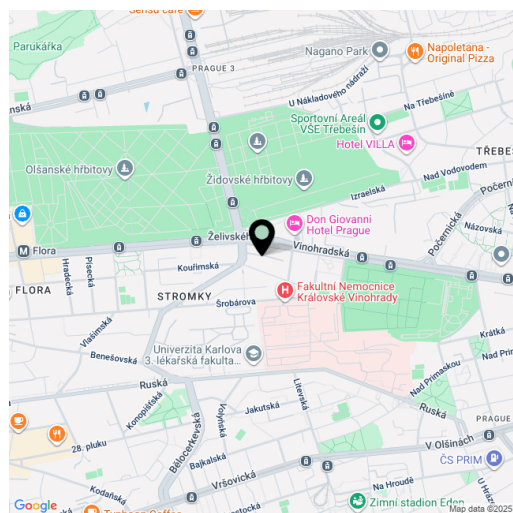
This premium, air-conditioned, and exceptionally quiet apartment with a south-facing terrace and stunning views is located on the top floor of a fully renovated residential building with an elevator in the popular Vinohrady district, just a 2-minute walk from the Želivského metro station.

The layout offers a **south-facing** living room with a kitchenette, a bedroom with a **built-in work corner**, a bathroom (shower, sink, toilet, heated towel rail), and an entrance hall. Both rooms have access to a sunny **terrace with panoramic views** of Prague.

Modern amenities include lacquered **three-layer wooden flooring**, large-format ceramic tiles, **wooden windows** with thermal-insulating double glazing and foil, automatic blinds, a Lube kitchen with high-quality **Siemens** appliances, Laufen sanitary equipment, **Artemide** lighting, ventilation/recovery system, reverse osmosis, **smart home system**, video intercom, and security entrance doors with access control. The terrace is equipped with automatic irrigation. Heating is central, distributed via underfloor convectors, and the **air-conditioning** system is adapted for both cooling and heating. The apartment comes with a **garden storage room** suitable, for example, for bicycles, and residents can use a private maintained **garden with a pergola** and ahred seating area by the grill.

This attractive location in **Vinohrady** offers complete civic amenities and excellent transport accessibility. Within walking distance is the **Želivského** metro station and stop, a supermarket, a medical polyclinic, a pharmacy, a fitness center, and many cafes and restaurants. The Atrium Flora mall is just one metro stop away, providing a wide range of shops, services, and entertainment.

Floor area 49.6 m², terrace 11 m², garden shed 2.5 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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