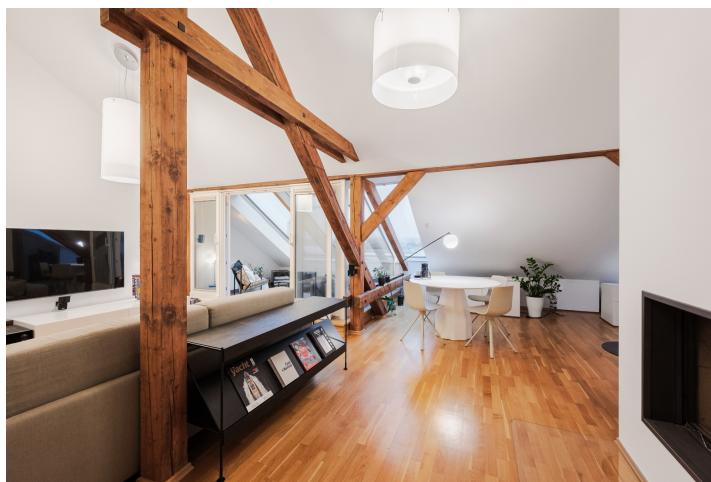




Apartment Four-bedroom (5+kk)

€ 1 961 791 | CZK 47 750 000

210 m², Prague 2, Vinohrady, Jana Masaryka



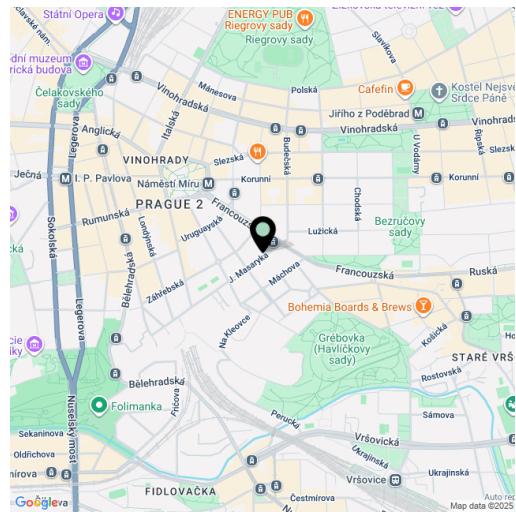


Apartment Four-bedroom (5+kk)

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210 m², Prague 2, Vinohrady, Jana Masaryka

Total area	220 m ²
Floor area*	210 m ²
Terrace	11 m ²
Parking	2 garage parking spaces in the car stacker
Garage	Yes
Cellar	9 m ²
PENB	D
Reference number	110920



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This partly furnished, air-conditioned two-level apartment with a winter garden and terrace is located on the 5th floor of the prestigious, greenery-surrounded Charlotta Residence. The beautifully renovated historic building, featuring an impressive entrance hall and elevator, stands in a quiet residential area of Vinohrady, close to Havlíčkovy Sady Park.

The lower level of the apartment consists of an entrance hall leading into an open living area with a **fireplace**, dining space, a fully equipped kitchen, and access to a **glazed winter garden**. This floor also includes **the master bedroom**, a large fitted walk-in closet (which can be converted into another bedroom), a bathroom with a bathtub, shower, and toilet, a study, pantry, storage room, and a separate guest toilet. The upper level features a spacious open **gallery with access to the terrace** and a bedroom with an en-suite bathroom (shower and toilet). The apartment includes **two parking spaces** in a car stacker and **two cellars**.

Facilities include a kitchen with high-quality **Miele** appliances, built-in furniture, a videophone, security entrance doors, an **iGuzzini smart lighting control system**, underfloor heating, and Villeroy & Boch sanitary fixtures in the bathrooms and toilets. The property also features a modern audio and video system with built-in Bose speakers and a Panasonic TV in the living room and a **grill on the upper terrace**.

The charming **Zvonařka** area, located near the Nusle Stairs, offers peaceful living in an attractive part of the city while maintaining quick access to the center via tram or metro from the I.P. Pavlova and Náměstí Míru stations. A kindergarten, primary, and secondary schools are just a few minutes' walk away, as well as numerous restaurants, local shops, medical services, a theater, and a yoga studio. A pleasant walk through **landscaped urban greenery** leads to Havlíčkovy Sady Park, while the nearby **Folimanka Park** offers opportunities for sports and recreation.

Floor area 209.8 m², terrace 10.5 m², cellars 5.5 m² and 3.9 m².



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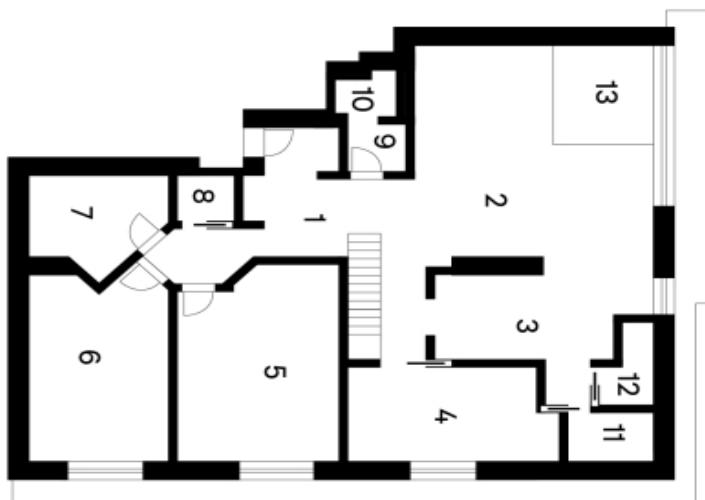
210 m², Prague 2, Vinohrady, Jana Masaryka

Jana Masaryka

Byt 5+kk

1	Vstupní hala	25,80 m ²
2	Obývací pokoj, jídelna	37,80 m ²
3	Kuchyňský kout	11,90 m ²
4	Pracovna	16,10 m ²
5	Ložnice	25,40 m ²
6	Ložnice	20,90 m ²
7	Koupelna	9,30 m ²
8	Komora	2,30 m ²
9	Umyvárna	2,50 m ²
10	WC	2,20 m ²
11	Spíž	3,60 m ²
12	Komínka	8,50 m ²
13	Zimní zahrada	24,40 m ²
14	Galerie	13,10 m ²
15	Ložnice	2,90 m ²
16	Koupelna	10,50 m ²
17	Terasa	

1. NP



2. NP

