



## Apartment Four-bedroom (5+kk)

€ 1 961 791 | CZK 47 750 000

210 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka





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Total area	220 m²
Floor area*	210 m²
Terrace	11 m²
Parking	2 garage parking spaces in the car stacker
Garage	Yes
Cellar	9 m²
PENB	D
Reference number	110920

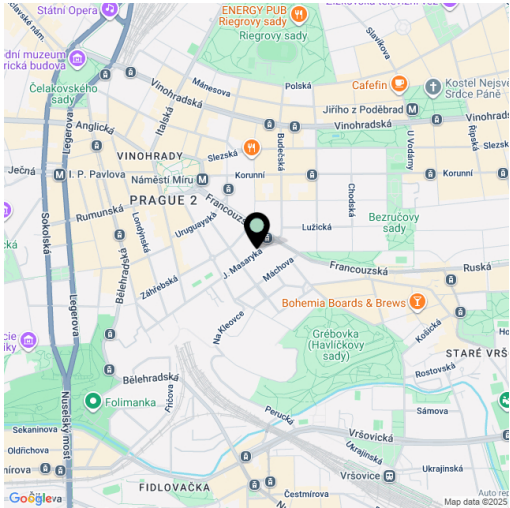
This partly furnished, air-conditioned two-level apartment with a winter garden and terrace is located on the 5th floor of the prestigious, greenery-surrounded Charlotta Residence. The beautifully renovated historic building, featuring an impressive entrance hall and elevator, stands in a quiet residential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



\* 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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Jana Masaryka

Byt 5+kk

1	Vstupní hala	25,80 m²
2	Obývací pokoj, jídelna	37,80 m²
3	Kuchyňský kout	11,90 m²
4	Pracovna	16,10 m²
5	Ložnice	25,40 m²
6	Ložnice	20,90 m²
7	Koupelna	9,30 m²
8	Komora	2,30 m²
9	Umývárna	2,50 m²
10	WC	2,20 m²
11	Spíž	3,60 m²
12	Komůrka	3,10 m²
13	Zimní zahrada	8,50 m²
14	Galerie	24,40 m²
15	Ložnice	13,10 m²
16	Koupelna	2,90 m²
17	Terasa	10,50 m²

