



Apartment One-bedroom (2+kk)

€ 410 435 | CZK 9 990 000

49 m², Prague 2, Vinohrady, Čermákova





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Total area	49 m²
Parking	-
Cellar	-
PENB	G
Reference number	110927

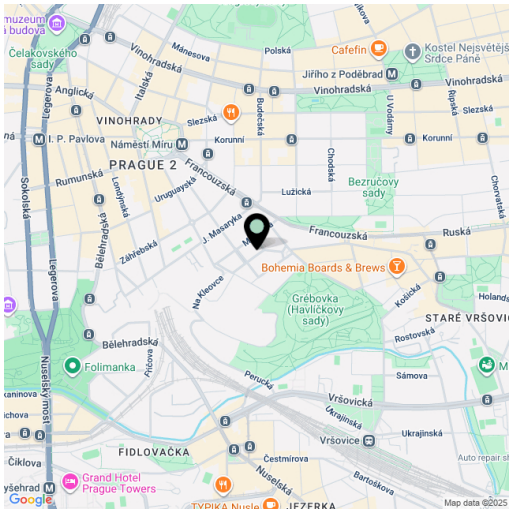
This bright apartment with high ceilings and a bedroom facing a quiet inner courtyard is located on the 4th floor of a historic residential building with an elevator and an elaborately decorated façade. The building is situated in an exclusive location in Vinohrady, on a one-way, tree-lined street, in close proximity to Grébovka Park.

The practical layout comprises a living room with a kitchenette, a bedroom with a closet, a bathroom (with a bathtub, sink, washing machine connection, heated towel rail, and a window), a separate toilet, and an entrance hall.

The apartment retains **original parquet floors**, wooden **paneled doors**, and **casement windows**. The interior is suitable for partial modernization. The kitchen is fully equipped, including a **dishwasher**, and heating is provided by a central boiler. The building has an elevator that stops at the mezzanine levels.

The excellent location in the **wider city center of Vinohrady** ensures that everything you need is within easy reach. Cafés, bistros, and restaurants are in close proximity. Francouzská Street, with numerous shops and a tram stop, is about a 3-minute walk away, and the Náměstí Míru metro station is also within walking distance. A major advantage is the close proximity to the romantic and beautifully maintained **Grébovka Park** and the adjoining **Perucká Stráň Hill**, which feature a dog-friendly area.

Floor area 48.9 m².



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