



## Apartment Two-bedroom (3+kk)

€ 736 777 | CZK 17 900 000

82 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská



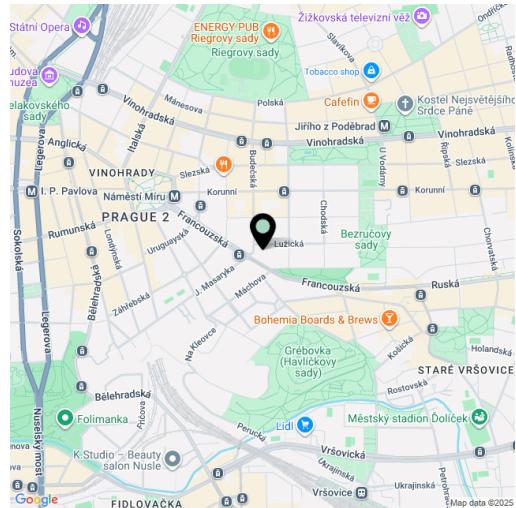


## Apartment Two-bedroom (3+kk)

€ 736 777 | CZK 17 900 000

82 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská

Total area	88 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	2 spaces in an automated parking system
Garage	Yes
Cellar	-
Service price	4 090 CZK monthly
PENB	G
Reference number	111270



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

**This air-conditioned duplex family apartment with a terrace and 2 parking spaces is part of a beautiful Vinohrady building from the 1930s. In an attractive location in the city monument zone near Bezručovy Garden, right next to a tram stop and a few minutes' walk from the metro station on Peace Square.**

The entrance level (on the 4th floor) consists of a living room with a kitchen, a hallway, and a bathroom (with a shower and toilet). In the attic, with a height of 2.2 m there is a private zone with 2 bedrooms, a study, a walk-in wardrobe, and a bathroom (bathtub, toilet). One bedroom is connected by a French window with a northeast-facing terrace towards the courtyard.

The apartment was approved in 2008, in 2019 new wiring and a new Vaillant gas boiler was installed. Windows are wooden atelier with double-glazed panes and aluminum frames, the bedroom can be shaded by window blinds. The floors on the entrance level are vinyl, while the attic features natural marmoleum flooring, all rooms have air-conditioning units. The fully equipped kitchen was designed by a well-known architectural studio. The purchase price includes built-in furniture (wardrobes, bed, bookshelves, living room fittings) and all interior furnishings. The building, which once belonged to the successful and progressive sausage maker R. Hulat, acquired its distinctive appearance in 1928 thanks to architects T. Pražák and P. Moravec. It has a modern elevator (to the mezzanine) and an automated parking system. The apartment comes with 2 parking spaces.

In the vicinity of the building, there are many cafes, restaurants, and shops. A few steps away, without having to cross the main street, is a kindergarten, elementary school, and high school. The Na Vinohradech Theater, the Pilotů Cinema, or a sports hall are within easy reach. The city center can be easily reached by trams and the line A metro. Bezručovy Garden with a children's playground and an outdoor gym is close-by. The large Havlíčkovy Garden is perfect for rest and relaxation.

Floor area 81.6 m<sup>2</sup>, terrace 6.1 m<sup>2</sup>.



## Apartment Two-bedroom (3+kk)

€ 736 777 | CZK 17 900 000

82 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská

