



Apartment Two-bedroom (3+kk)

82 m², Prague 2, Vinohrady, Francouzská

€ 736 777 | CZK 17 900 000



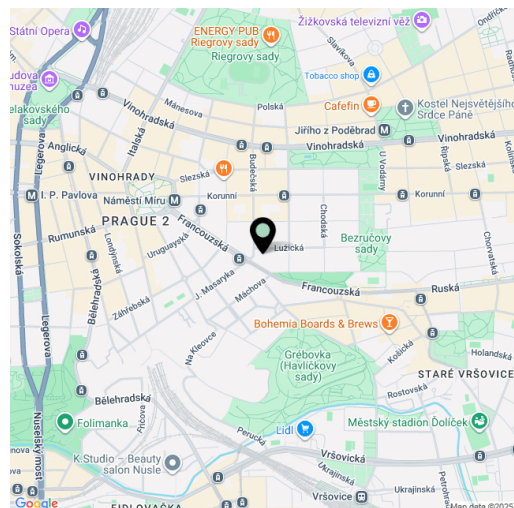


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Total area	88 m²
Floor area*	82 m²
Terrace	6 m²
Parking	2 spaces in an automated parking system
Garage	Yes
Cellar	-
Service price	4 090 CZK monthly
PENB	G
Reference number	111270



* 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. Hulát, 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 m², terrace 6.1 m².



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