



## Apartment Two-bedroom (3+1)

91 m², Prague 2, Vinohrady, Záhřebská

€ 899 753 | CZK 21 900 000





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Total area	92 m²
Floor area*	91 m²
Balcony	2 m²
Parking	Garage parking space
Cellar	-
PENB	G
Reference number	111592

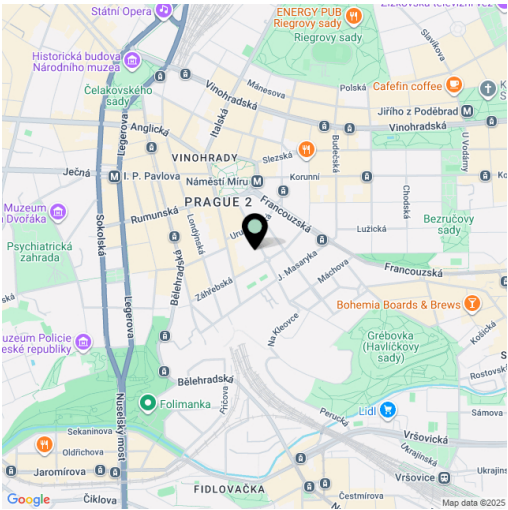
This apartment with high ceilings and a balcony overlooking a green inner courtyard is located on the 3rd floor of a renovated historic residential building, with convenient elevator access down to an underground parking space. The property thus offers living with hassle-free parking right in the heart of one of Prague’s most sought-after neighborhoods, Vinohrady.

The apartment’s layout consists of a living room connected to the kitchen, a master bedroom with a balcony overlooking the garden in the inner courtyard, a second bedroom, a bathroom (with a shower), a separate toilet, and an entrance hall.

The high ceilings (3.7 m), elegantly shaped casement windows, and restored ash parquet floors treated with hard wax oil contribute to a pleasant and stylish atmosphere. The windows are new, made of pine wood frames with external double glazing and remote-controlled blinds; the spruce balcony doors feature insulating triple glazing and pleated blinds. The apartment provides accessible (barrier-free) entry, the entrance door is a secure Adlo Teduo model, and residents are further protected by a surveillance system. The bathroom and toilet were recently renovated and are equipped with fixtures from Laufen, Hüppe, Kaldewei, and Hansgrohe, with underfloor heating in the bathroom. The kitchen comes with built-in appliances (Miele dishwasher, Liebherr refrigerator, microwave, Bosch induction cooktop and electric oven, Faber extractor hood). Heating is provided by a Vaillant gas condensing boiler located in the utility room outside the apartment. The purchase price includes a garage parking space in the building’s basement.

The building is located on a tree-lined side street near a small square with an iconic fountain. This highly sought-after location in the wider city center offers excellent public transport access, with Náměstí Míru metro station and tram stops just about a 2-minute walk away. The neighborhood is full of quality restaurants, bistros, and cafés. Within comfortable walking distance, there are public and private schools and kindergartens, as well as theaters, while the romantic Havlíčkovy Sady Park adds to the area’s appeal.

Floor area 90.6 m², balcony 1.8 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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