



Apartment One-bedroom (2+1)

€ 821 693 | CZK 20 000 000

98 m², Prague 3, Vinohrady, U Vodárny





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Total area	131 m²
Floor area*	98 m²
Terrace	33 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	111625

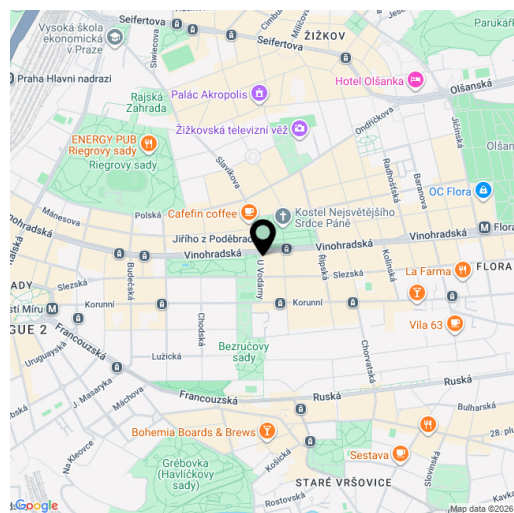
In the heart of the sought-after Vinohrady district, just a few steps from Jiřího z Poděbrady Square, this cozy duplex apartment is located on a quiet one-way street. The interior combines a historic character with modern comforts, offering a pleasant atmosphere with an emphasis on privacy.

The entrance level (4th above-ground floor) comprises a living room, a dining area with an adjoining kitchen, an entrance hall, a bathroom with a bathtub, a separate toilet, and a utility room. The attic level features a bedroom, a second bathroom with a shower and toilet, a walk-in wardrobe, and a hallway with access to a **spacious southeast-facing terrace**. Part of the terrace can be covered to create a **winter garden**.

The apartment was completely renovated in 2021. The interior is enhanced by original **exposed wooden beams**, a **wood-burning fireplace**, **parquet floors**, and wooden windows. Heating is provided by an Ariston gas boiler. The historic brick building offers an intimate atmosphere with only two apartments per floor. It is equipped with a **modern elevator**, and a façade renovation is planned in the near future.

This exclusive Vinohrady location directly adjacent to a **park** allows for comfortable living within easy reach of the city center and all essential amenities. Cafés, restaurants, shops, as well as kindergartens and primary schools are in the immediate vicinity. A tram stop and the Jiřího z Poděbrady metro station are located right by the building.

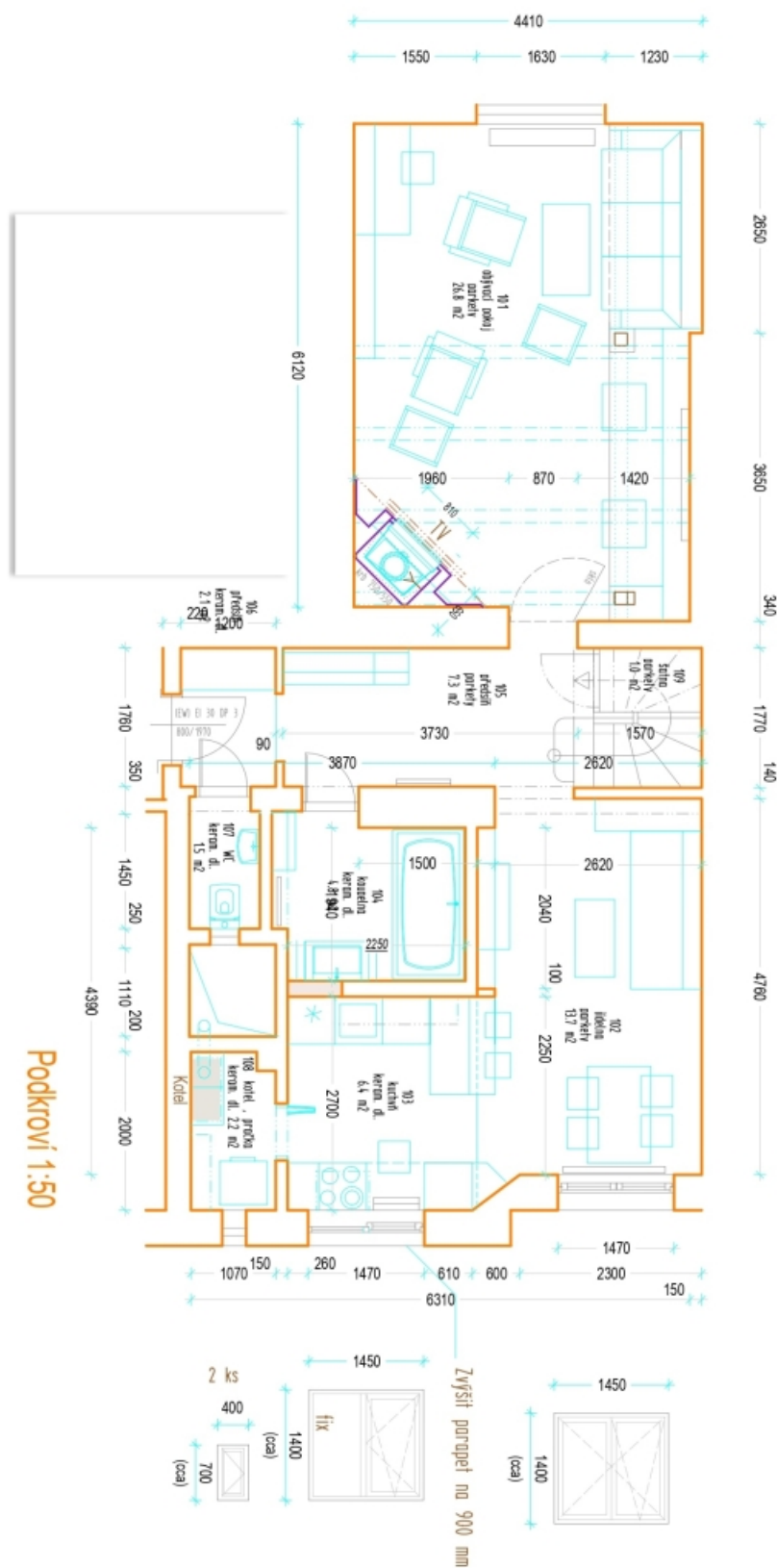
Floor area 98 m², terrace 33 m².



* 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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