



## Apartment Two-bedroom (3+kk)

Sold

91 m², Prague 3, Vinohrady, Chrudimská





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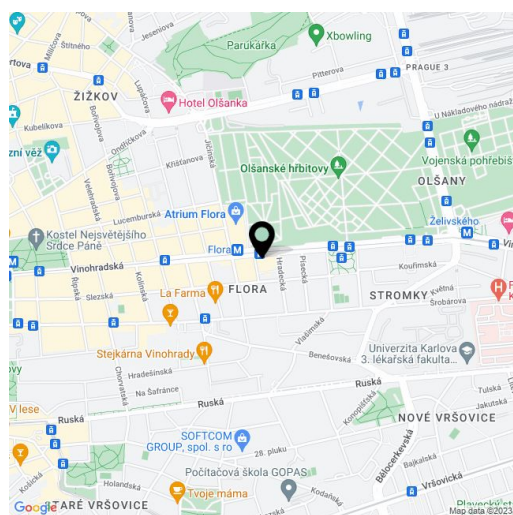
Total area	94 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	17428

**Sunny apartment with balcony on the 5th floor of a protected Functionalist building with original features in the sought after Vinohrady area with excellent connections to the city center. Flora metro station, tram and bus stops just a 2 minute walk, with all services and amenities in the area including a post office, school, hospital, and restaurants; Flora shopping mall is located 200 m away.**

The flat offers a spacious living room with travertine sill, brand new NOLTE kitchen with Siemens, Electrolux and Faber appliances worth CZK 450,000, 2 bedrooms, bathroom, entrance hall and utility room with sink, suitable for a washing machine, dryer, as well as a bicycle storage .

One bedroom is oriented to the east, living room and kitchen to the west. Features include high standard materials and workmanship such as suspended ceilings with lighting throughout the apartment, oversized shower, bathroom tiles in travertine design, underfloor heating, original parquet floors, Valliant gas heating with remote control by mobile phone. Common areas of the house are renovated, the house has an elevator, new water pipes, electricity and gas; only 14 apartments, possibility to rent a parking space in the courtyard or in a neighboring building with underground parking .

**Interior 91.5 m<sup>2</sup> , balcony 2.5 m<sup>2</sup>. Current price includes luxury bed Saffron with accessories in value of 200.000 CZK.**



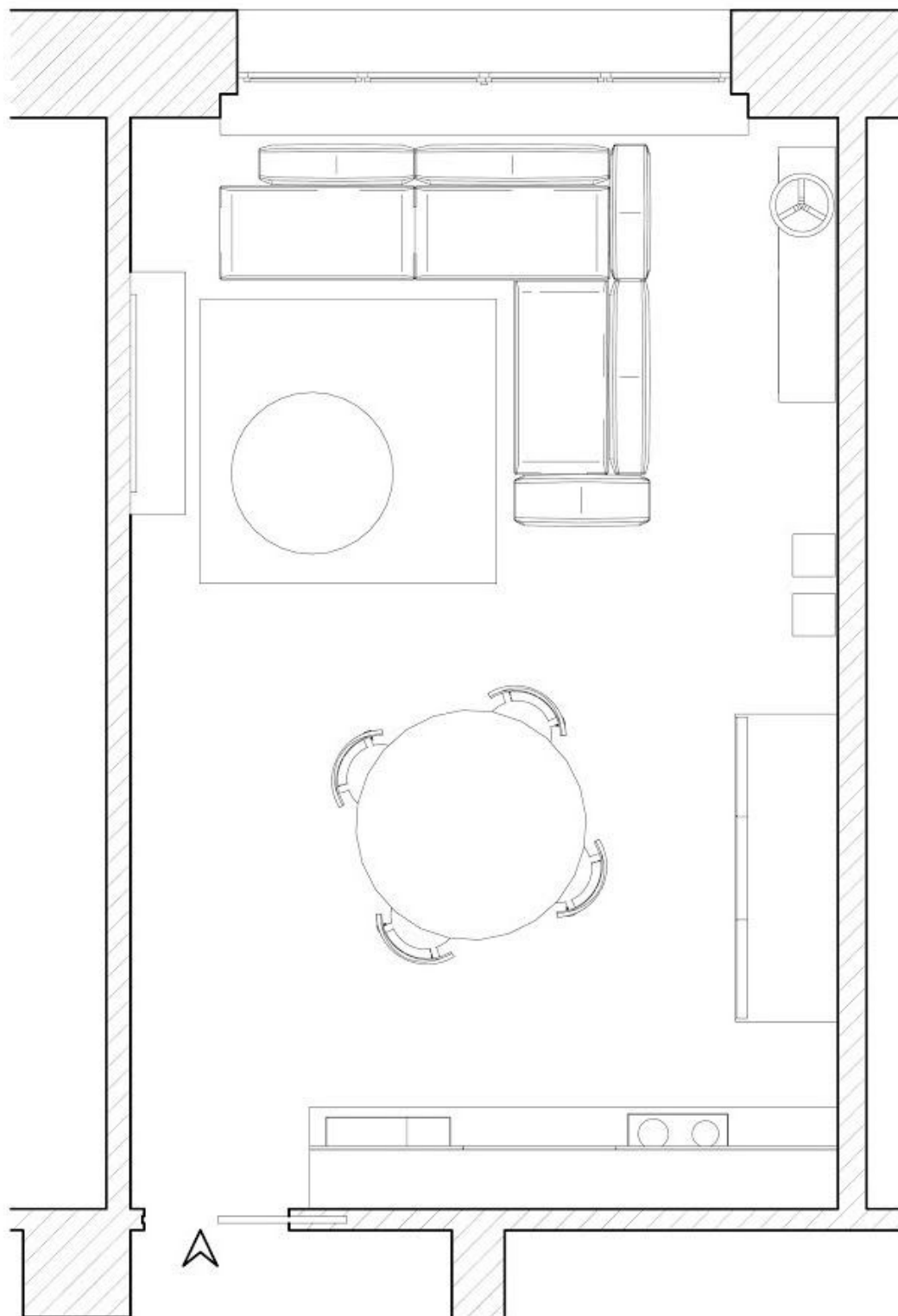
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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