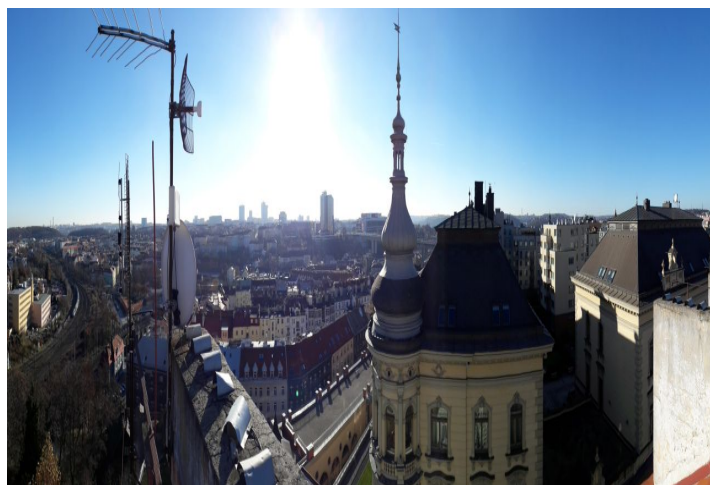




## Apartment Four-bedroom (5+kk)

180 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka

Ask for price





# Apartment Four-bedroom (5+kk)

Ask for price

180 m², Prague 2, Vinohrady, Jana Masaryka

Total area	230 m²
Floor area*	180 m²
Terrace	50 m²
Parking	Possibility to rent a garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	24556

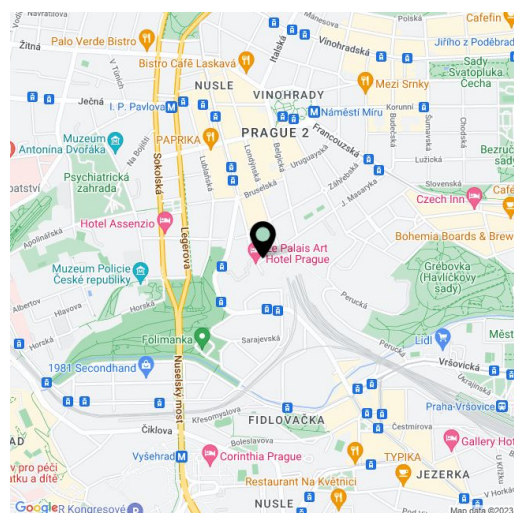
Boasting a large rooftop terrace, this generous penthouse will emerge along with the reconstruction of an apartment building situated in a popular residential district of Vinohrady, only a 10-minute walk from the náměstí Míru square and Havlíčkovy sady park. The apartment will offer stunning city views, practical layout and quality materials. Completion is scheduled for Q4 2017.

The suggested layout of the apartment will consist of a corner living room with kitchen and dining area, master bedroom with private walk-in wardrobe and bathroom (shower and toilet), 2 children's bedrooms, study, shared bathroom (shower and toilet), guest toilet, closet, and an entrance hall with space for fitted wardrobes. The terrace is accessible via a staircase from the living room.

Standard equipment of the apartment will include two-layer hardwood floors, large format tiles, **wooden casement windows** with triple-glazing, oversized lacquered interior doors, NEXT security entrance door, Baxi gas boiler, heated floors and **Laufen, Huppe, Hansgrohe and Riho** fixtures in the bathroom, preparation for air-conditioning, reinforced concrete ceiling and wall structure, suspended plasterboard ceilings. Possibility to choose a **higher standard** at extra cost. The building will feature a **new lift, new technical installations, common areas repaired to a high standard and revitalized garden**. The building is wheelchair accessible, with an elevator leading from the street level all the way up to the appropriate floor. You can rent a garage parking space in a nearby hotel.

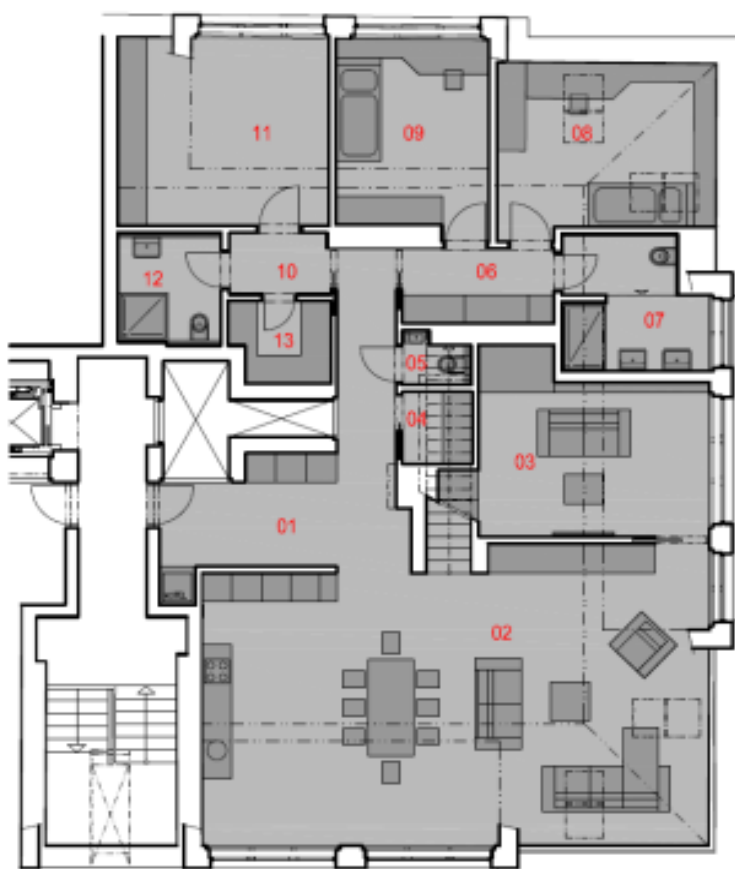
The location offers a perfect crossover of peaceful parks, cozy nooks and rich social life that takes place in local cafes, bars, restaurants and clubs. Last but not least are numerous boutiques, deli shops and popular wine stores. The historic center is reachable within a few minutes, a metro station and trams are available within walking distance at náměstí Míru and I. P. Pavlova.

Usable area 168.20 m², floor area according to regulations 180 m², terrace 50 m²



\* 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.



**Apartment Four-bedroom (5+kk)**180 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka**Ask for price****6. NP / 6TH FLOOR****LEGENDA / LEGEND**

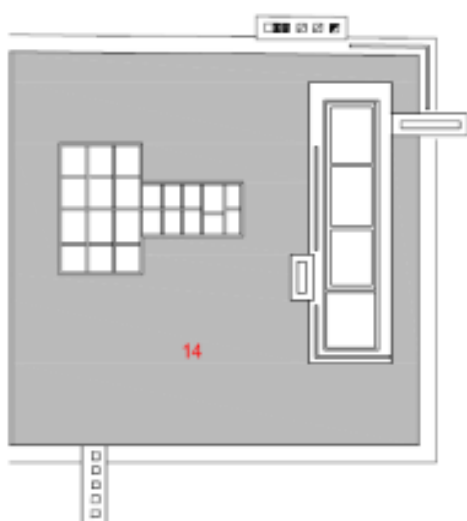
01	CHODBA / CORRIDOR	16,60 m <sup>2</sup>
02	OBÝVACÍ POKOJ / LIVING ROOM	61,50 m <sup>2</sup>
03	PRACOVNA / WORKROOM	17,30 m <sup>2</sup>
04	ŠATNA / CLOACKROOM	02,30 m <sup>2</sup>
05	WC / WC	01,40 m <sup>2</sup>
06	CHODBA / CORRIDOR	05,20 m <sup>2</sup>
07	KOUPELNA / BATHROOM	07,70 m <sup>2</sup>
08	LOŽNICE / BEDROOM	15,60 m <sup>2</sup>
09	LOŽNICE / BEDROOM	12,30 m <sup>2</sup>
10	CHODBA / CORRIDOR	03,10 m <sup>2</sup>
11	LOŽNICE / BEDROOM	16,80 m <sup>2</sup>
12	KOUPELNA / BATHROOM	05,00 m <sup>2</sup>
13	ŠATNA / CLOACKROOM	03,40 m <sup>2</sup>
14	TERASA / TERRACE	50,00 m <sup>2</sup>
<b>Σ UŽITNÁ PLOCHA / USABLE AREA</b>		<b>168,20 m<sup>2</sup></b>
<b>Σ PODLAHOVÁ PLOCHA / FLOOR AREA*</b>		<b>180,00 m<sup>2</sup></b>
<b>Σ TERASA / TERRACE</b>		<b>50,00 m<sup>2</sup></b>

\* bez korněru a příček (předpis č. 366/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým společenstvím)  
 \* without a chimney and partition walls (předpis č. 366/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovým společenstvím)

Užitná plocha pod šikmou konstrukcí je započtena od výšky 750 mm  
 usable space under the sloping structure is counted from the height of 750 mm

Podlahová plocha pod šikmou stědou je započtena od výšky 750 mm  
 Floor space under the sloping roof is counted from the height of 750 mm

▲ Vstup na terasu / Access to the terrace

**TERASA / TERRACE****ŘEZ / SECTION**