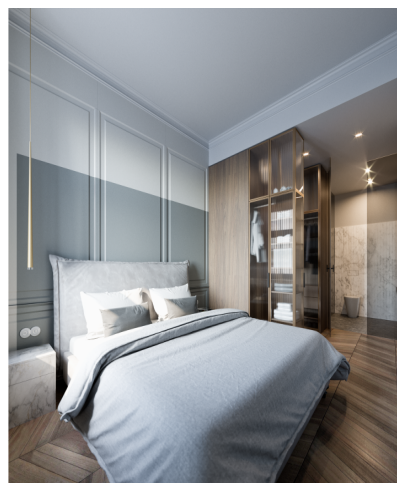




Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova





Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova

Total area	116 m ²
Floor area*	108 m ²
Balcony	8 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	27142

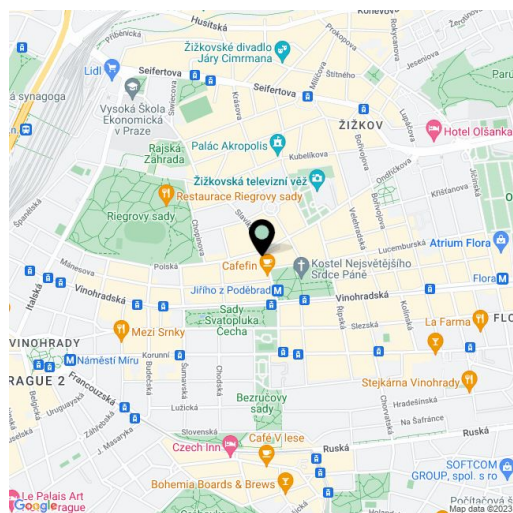
This apartment with two balconies is located on the 2nd floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrový Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for September 2019.

The layout offers a living room with a dining area and an open plan kitchen with access to a **southwest-facing balcony**, a study, 2 bedrooms (1 with an en-suite bathroom and an access to the balcony) with windows facing the courtyard, a bathroom, a guest toilet, an entrance hall, and a closet.

The apartment is offered in a completely finished state with the option of white walls finishing (i.e. before the completion of the final surfaces - floors, tiles). Facilities include **oak floors**, large-format tiles, high quality sanitary ware, **cassette interior doors** and **replicas of casement windows**, double-wing entrance doors with period mouldings, data distribution, a home phone, and a preparation for a satellite TV. Heating will be provided by a central boiler room in the basement. The purchase price includes a **cellar**.

The sought-after location provides all civic amenities and **easy access to the center** thanks to the close proximity of a tram stop and the Jiřího z Poděbrad metro station (line A). Within walking distance, there are both kindergartens and elementary schools, high schools, shops, cafes, and restaurants, the Akropolis Palace, **Mahlerovy Sady** Garden with the Žižkov TV Tower and the Sokol Královské Vinohrady swimming pool in **Riegrový Sady Park**.

Interior 108.8 m², balcony 4.6 m² and 2.8 m², cellar.



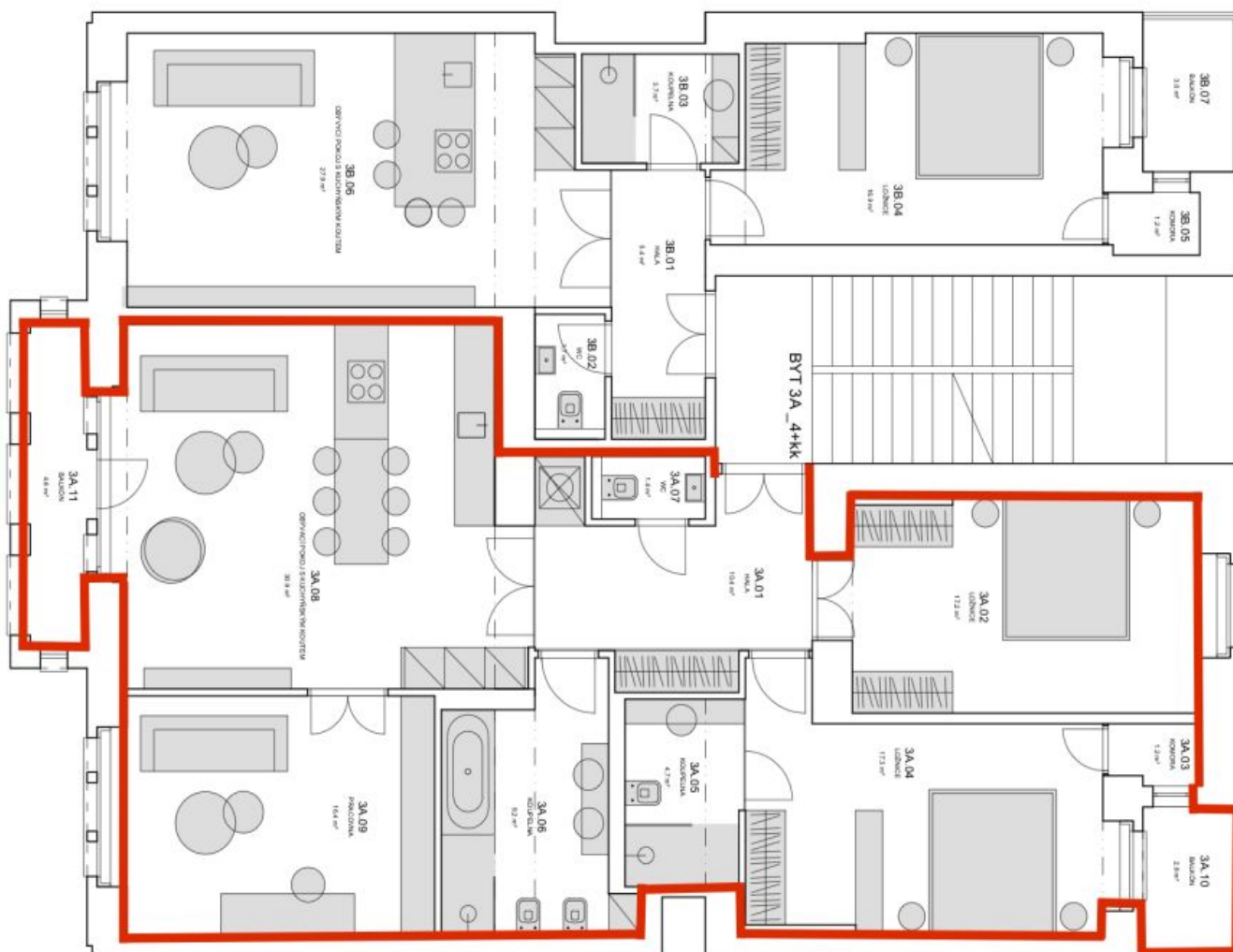
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

Ask for price

108 m², Prague 3, Vinohrady, Slavíkova



BYT 3A_4+kk

TABULKA MÍSTNOSTÍ		
Č. M.	NÁZEV MÍSTNOSTI	PLOCHA m ²
3A.01	HOLLA	10.4
3A.02	LOŽNICE	17.2
3A.03	KUCHYŇKA	1.3
3A.04	LOŽNICE	17.3
3A.05	KUCHYŇKA	4.7
3A.06	KUCHYŇKA	9.2
3A.07	WC	1.4
3A.08	GERYCHLOVSKÝ KLOUBEN	30.9
3A.09	PRAČOVNA	16.4
CELKEM		114.8
3A.10	BALKÓN	2.8
3A.11	BALKÓN	4.6