



Apartment Three-bedroom (4+kk)

114 m², Prague 3, Vinohrady, Slavíkova

Ask for price





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Total area	117 m ²
Floor area*	114 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	27146

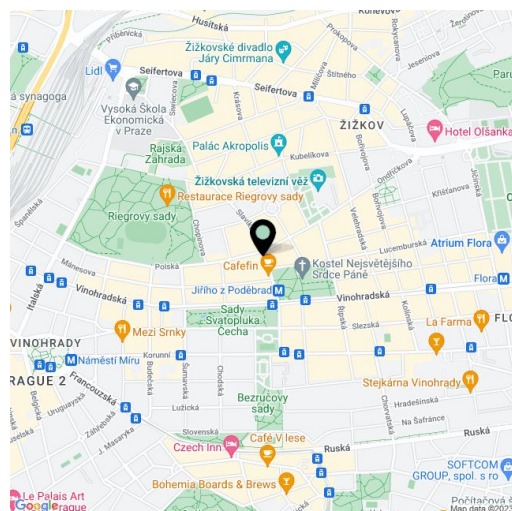
This apartment with a balcony and a bay window is located on the 4th floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrovy Sady Park, Jiřího z Poděbrad Square, or the 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 a bay window, 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, restaurants, the Akropolis Palace, **Mahlerovy Sady** Garden with the Žižkov TV Tower, and the Sokol Královské Vinohrady swimming pool in **Riegrovy Sady Park**.

Interior 113.9 m², balcony 2.8 m², cellar.



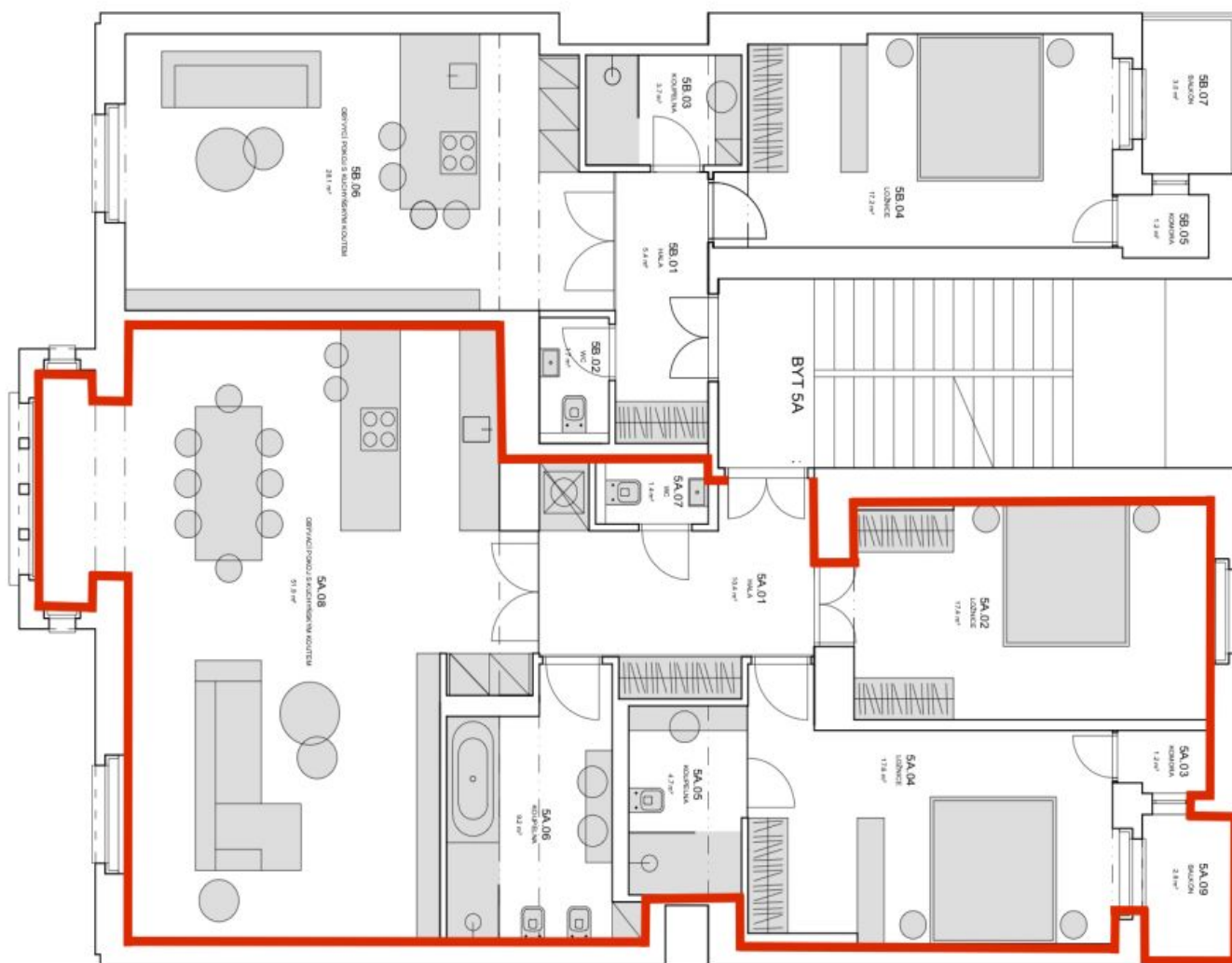
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 5A

TABULKA MĚŘENÍ		
Č. M.	NÁZEV	PLOCHA m ²
5A.01	HNA	59.4
5A.02	LOŽNICE	17.4
5A.03	KUCHYŇKA	1.2
5A.04	LOŽNICE	17.6
5A.05	KUCHYŇKA	4.7
5A.06	KUCHYŇKA	9.2
5A.07	WC	1.4
5A.08	OBYTNÍ PROSTOR S KUCHYŇSKOU	51.9
5A.09	TERASA	79.9
5A.09	BALKÓN	2.8