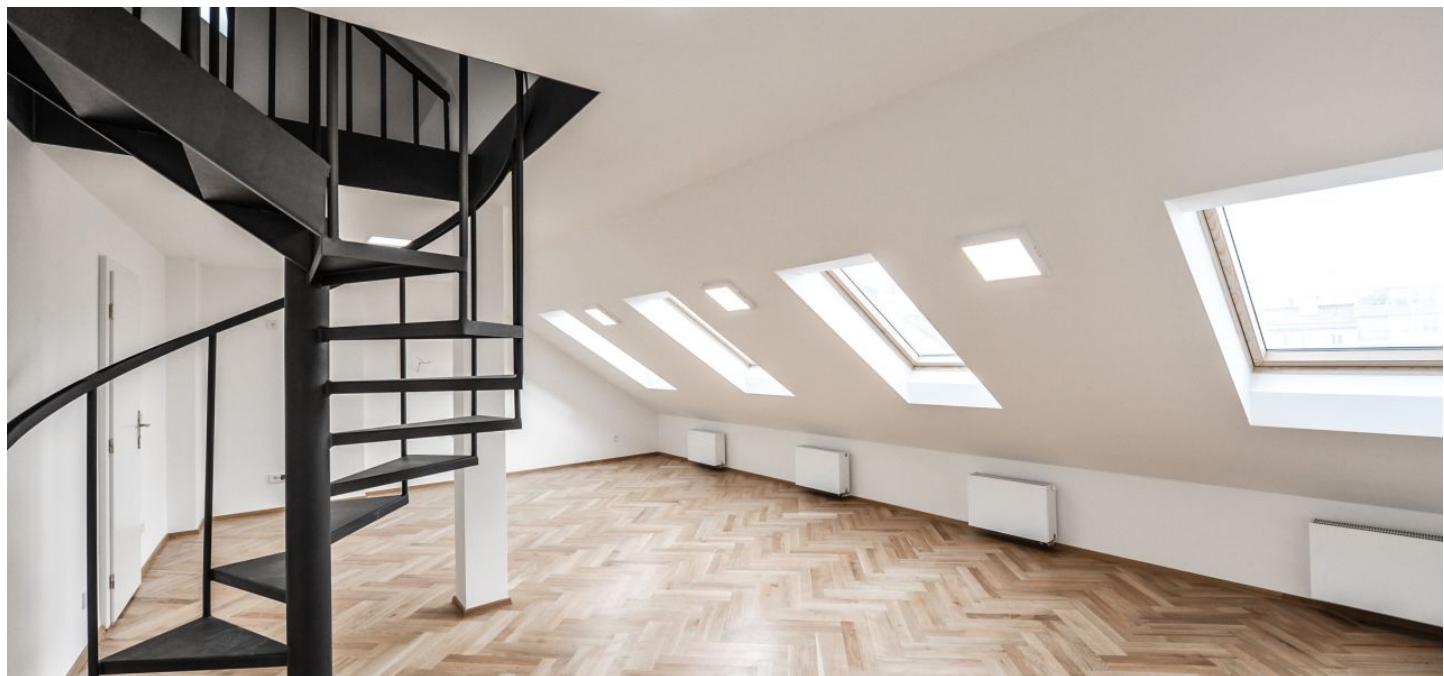




## Apartment Studio (1+kk)

Sold

70 m<sup>2</sup>, Prague 2, Vinohrady





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Sold

70 m<sup>2</sup>, Prague 2, Vinohrady

Total area	70 m <sup>2</sup>
Parking	-
Cellar	-
Service price	1984 CZK monthly
PENB	G
Reference number	27293

\* 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.

**The mezzanine temporary residence unit on the 5th and 6th floor with windows to the east is part of a completely renovated Art Nouveau building with a lift in a popular residential area with all services in a quiet street close to the orchards and parks and with excellent public transport system.**

On the lower level, you can find a living room with kitchenette and bathroom. On the higher level, there is a bedroom oriented into a beautifully landscaped **courtyard with greenery** and an evangelical church. Through window, you can see the tower of Vinohradská vodárna.

The house and the individual units are **reconstructed** according to the design of the **DOMYJINAK** architectural office, which respects the original appearance of the house in common areas. In the whole studio, except bathrooms, are **oiled parquet floors** (without door sills). The modern bathroom contains a shower, toilet, washbasin and a heated towel rail. The kitchen is fully equipped. Heating by a gas boiler. The apartment is equipped with a smoke detector. Part of the common areas is a separate **lockable room for prams or bikes** and a paved courtyard where a sitting is planned.

Only a few steps from the house is the Šumavská **tram stop** with direct links to the city center, and in a few minutes you can reach the **metro station A Náměstí Míru** or **Jiřího z Poděbrad**. There are many stylish restaurants, bistros and cafes in the surroundings, and the **farmers markets** are regularly held at Jiřího z Poděbrad Square. The site is also great for families with children, thanks to the proximity of kindergartens and primary schools, as well as many orchards with playgrounds: Capek Brothers orchards, Bezručovy, Svatopluka Čecha orchards or close to Riegrovy or Havlíčkovy orchards.

The apartment is subject to special legal conditions.

Interior 70 m<sup>2</sup>.



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