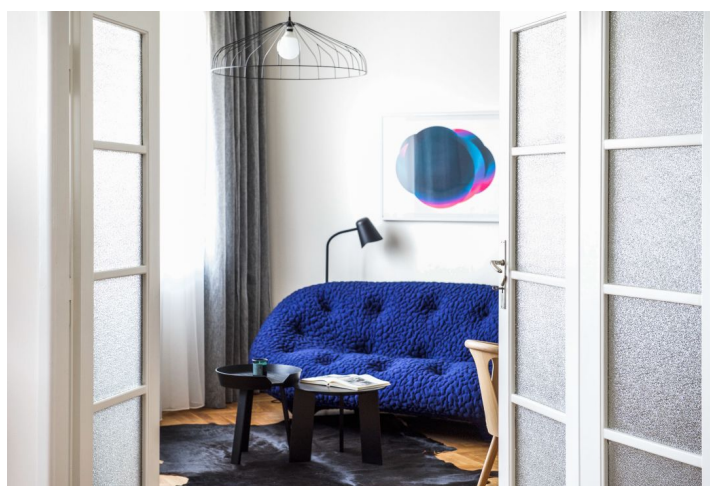




Apartment Two-bedroom (3+kk)

Sold

91 m², Prague 3, Vinohrady, Vinohradská





Apartment Two-bedroom (3+kk)

Sold91 m², Prague 3, Vinohrady, Vinohradská

Total area	94 m ²
Floor area*	91 m ²
Balcony	3 m ²
Parking	-
Cellar	-
PENB	G
Reference number	28922

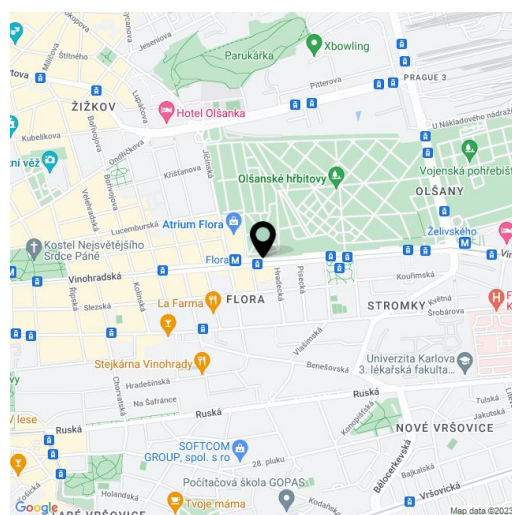
This apartment from the 1930s with a south-facing balcony overlooking the building's courtyard garden is located on the 5th floor of the [Florian Residence](#) on Vinohrady Street, just a few steps from the Flora Metro Station. The project originates in a late Functionalist building, which will acquire attractive communal areas with designer lighting, and a revitalized courtyard with an ornamental garden and a relaxation zone with a seating and barbecue area.

The layout consists of a spacious entrance hall, a living room with preparation for a kitchen unit and **two bedrooms** with windows facing the quiet courtyard (one of the bedrooms has access to a **balcony**). Furthermore, there is a bathroom, a separate toilet and utility room.

The interior will be renovated and will feature, among other things, **new windows with noise insulation**, renovated or new **wooden parquets**, refurbished **original doors including frames**, restored cast iron radiators or new heating elements, renovated (or new) tiles, tiles and sanitary ware in the bathroom and the WC, new riser pipes, electrical wiring, painted ceilings & walls, an entry hall with LED lighting and a videophone in the lobby.

The location offers all the comfort of city living and **excellent transport accessibility** with a metro and tram stop right outside the building. A wide range of services are available in the area including many popular restaurants, stylish bistros and cozy cafes. The OC Atrium Flora shopping mall, the **farmers market** in Jiriho z Podebrad square and small shops are all nearby. Several fitness centers, yoga studios, and the nearby **Parukářka Park** and **Rieger's Orchards** provide venues for sports & leisure.

Photos are from a completed show flat in the project.
Usable area 91.09 m² (net floor area 84.78 m²), balcony 2.75 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.



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č.	místnost	m ²
01	hala	15,83
02	wc	0,95
03	pokoj+kk	23,30
04	komora	3,76
05	koupelna	3,91
06	pokoj	20,45
07	pokoj	15,85
08	komora	0,73
podlahová plocha celkem		84,78
celková plocha dle NOZ		91,09
plocha balkonu celkem		2,75



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