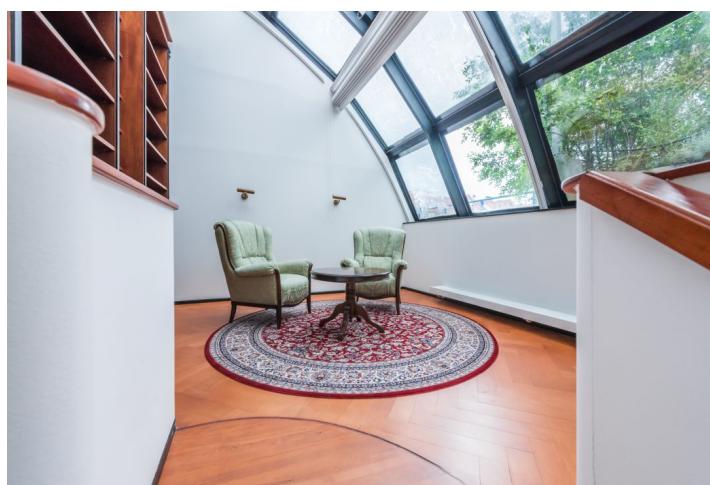




## Apartment Three-bedroom (4+1)

Sold

229 m<sup>2</sup>, Prague 3, Vinohrady, Hradecká



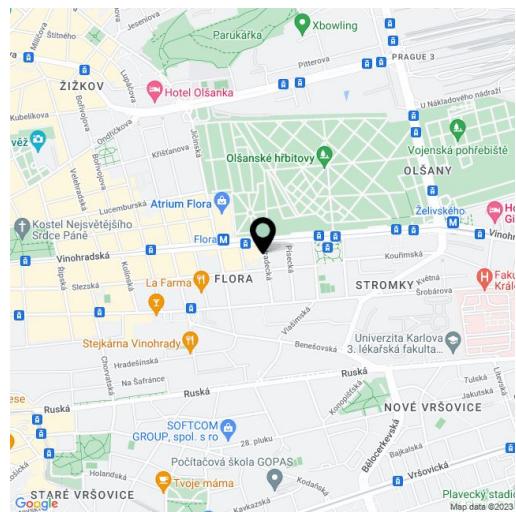


## Apartment Three-bedroom (4+1)

Sold

229 m<sup>2</sup>, Prague 3, Vinohrady, Hradecká

|                  |                        |
|------------------|------------------------|
| Total area       | 280 m <sup>2</sup>     |
| Floor area*      | 229 m <sup>2</sup>     |
| Terrace          | 51 m <sup>2</sup>      |
| Parking          | 2 large parking spaces |
| Garage           | Yes                    |
| Cellar           | -                      |
| PENB             | G                      |
| Reference number | 33104                  |



\* 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.

This very spacious duplex apartment with a terrace, suitable for renovation, 2 garage parking spaces, and air-conditioning is part of a modern multifunctional terraced house with a reception built on the site of a former factory from 1906. The location on the border of Žižkov and Vinohrady provides a wide range of services and excellent connections to the city center.

The entrance to the apartment from the gallery is located on the 1st floor. This level features an **80-meter living room with a southeast-facing terrace**, a kitchen with a dining area, 1 bedroom with access to the terrace, a study, a generous bathroom with an **infrared sauna and solarium**, a guest toilet, a walk-in closet, a utility room with a connection for a washing machine, and an entry hall. A bedroom is on the upper, **air-conditioned floor**.

**Parquet floors** and **tempered tiles**, windows are wood-aluminium with exterior blinds, interior shading, and **granite window sills**. Facilities include a **hydromassage bathtub** by the Italian brand Teuco, **Persian carpets**, a custom-made kitchen with built-in appliances and a **granite countertop**, the furniture shown on the photographs, and a security system. Central heating. The purchase price includes **2 large parking spaces** with garage doors in an underground car park. There is also a reception on the ground floor.

The building is located on a one-way street in close proximity to the **Flora** shopping and entertainment center, a metro station, and a tram stop. In the vicinity, there are restaurants, cafes, shops, a post office, a health center, a kindergarten and an elementary school, as well as an international nursery school and kindergarten, or a playground. Wenceslas Square is within a 4 minute-ride by metro, and 10 minutes by tram.

Interior 229.10 m<sup>2</sup>, terrace 51.05 m<sup>2</sup>.



## **Apartment Three-bedroom (4+1)**

Sold

229 m<sup>2</sup>, Prague 3, Vinohrady, Hradecká

