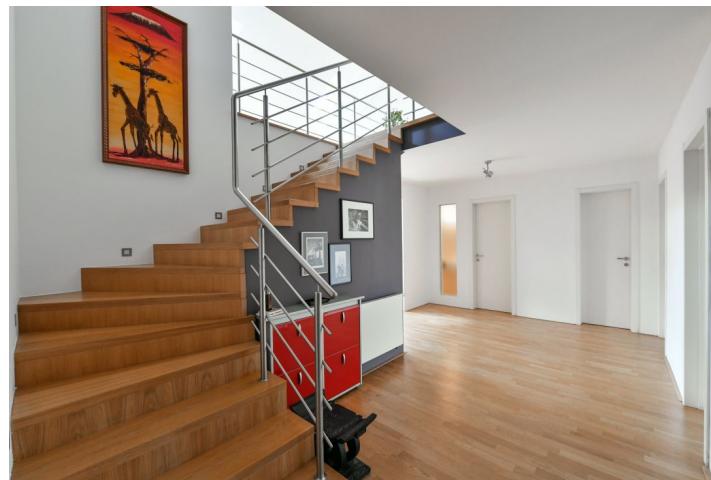




Apartment Three-bedroom (4+kk)

Sold

161.3 m², Prague 2, Vinohrady, Vinohradská



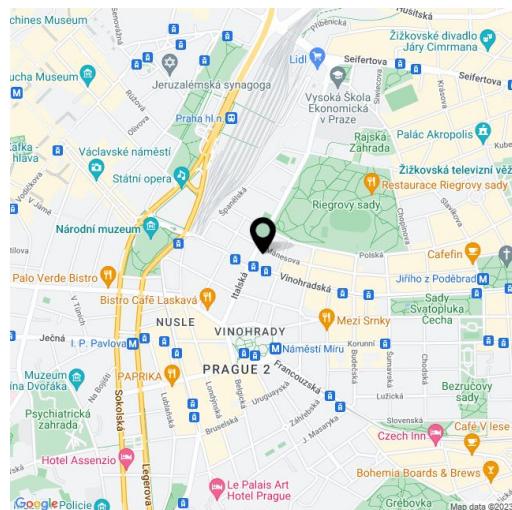


Apartment Three-bedroom (4+kk)

Sold

161.3 m², Prague 2, Vinohrady, Vinohradská

Total area	176 m ²
Floor area*	161 m ²
Terrace	20 m ²
Parking	-
Cellar	Yes
Service price	4 400 CZK monthly
PENB	D
Reference number	37159



* 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 air-conditioned duplex apartment with 2 terraces facing the courtyard is located on the two highest floors of an elegant apartment building with Neo-Gothic and Art Nouveau features. An attractive place within walking distance of the city center and a short walk from Riegrovy Sady Park.

On the entrance level (on the 6th floor) there is a living room with a kitchen, 2 bedrooms (one with a terrace), a bathroom, a separate toilet, and an entrance and staircase hall. In the attic is the master bedroom with a bathroom, dressing room, and private terrace. Both terraces face the courtyard.

Facilities include a wood burning fireplace in the living room, LG air-conditioning, oak floors, Italian tiles, large-format double-glazed wooden windows with Velux skylights, underfloor heating in the bathroom, a Sykora kitchen with Siemens appliances, and a Technistone worktop. The Vaillant gas boiler serves as the heating source. The apartment has been completely reconstructed; security is ensured by an alarm. The unit comes with a cellar (closet under the stairs). Boasting a distinctively ornate façade and classy common areas, the building has an elevator with a code lock (stops at the mezzanine floors). The façade is planned to be repaired in the autumn of 2021.

The building is located on the border of New Town and Vinohrady, a few steps from Wenceslas Square. Perfect accessibility is ensured by a tram that stop practically right outside the front door and the Muzeum metro transfer station is only a few minutes' walk. It is close to a kindergarten and elementary school, a high school, or the private Prague College University, as well as to a health center, the Vinohrady Theater, and the carefully maintained Riegerovy Sady Garden.

Interior 166.1 m², terraces 15.1 m² and 4.8 m², cellar.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.