



## Apartment Two-bedroom (3+kk)

Sold

78 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka

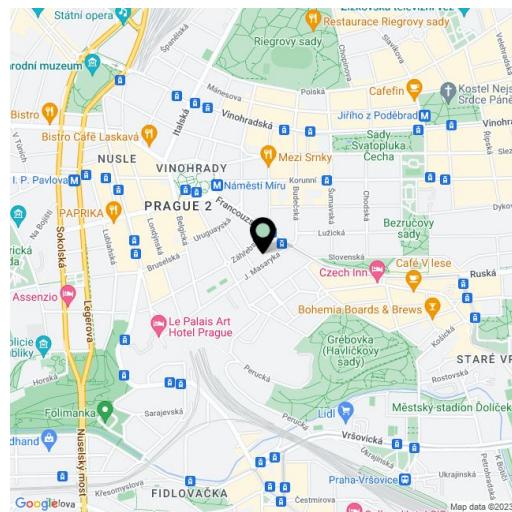




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Total area	78 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	37321



\* 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 elegant city apartment with high ceilings and large rooms is situated on the 2nd floor of an Art Nouveau apartment building located on a quiet, landscaped tree-lined street in the classy Vinohrady district, within walking distance of the metro station on náměstí Míru Square and romantic Grébovka Park.**

The layout consists of a southeast-facing living room with a kitchen, a larger bedroom with a walk-in closet, and a smaller bedroom with a **window towards the courtyard with mature trees**. There is also a bathroom, a separate toilet, and a large entrance hall.

The apartment is suitable for reconstruction and includes many original architectural features such as **casement windows, wooden parquet floors, or paneled cassette doors with brass handles**. Heating is by a gas boiler. The purchase price includes a **cellar**. The building is in very good condition and has a new modern elevator. There are only two units on each floor; the total number in the building is 14.

A pleasant location with landscaped streets, architecturally interesting apartment buildings and **alleys**, close to parks, services, and public transport. There are several cafés, private kindergartens and elementary schools, as well as a state elementary school. The Lauder kindergarten, elementary school, and high school are also within walking distance. The city center can be reached within 5 minutes by subway or tram. Another advantage for travelling by car is the area's fast connection to the highway. Also close to the building is the entrance to **Grébovka Park** with a waterfall, artificial cave, playground, or vineyard pavilion.

Interior 78 m<sup>2</sup>.

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



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