



## Apartment Two-bedroom (3+1)

Sold

96 m<sup>2</sup>, Prague 3, Vinohrady, Radhošťská





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Total area	102 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	37681

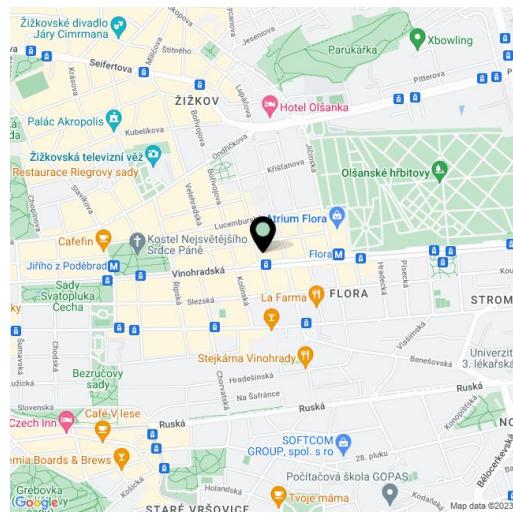
**This almost hundred-meter-long apartment with a southeast-facing loggia is located on the 6th floor of the Functionalist Žáček Palace apartment building located in the refined district of Vinohrady, near Jiřího z Poděbrady Square.**

The classic period layout offers 1 walk-through room and 2 non-through rooms, a kitchen, a bathroom, a separate toilet, a closet, and an entrance hall. One room has a **bay window** with access to a **sunny loggia**.

The interior is intended **for complete reconstruction**. The windows are new wooden casement; floors are original **parquet**, and the **cast iron radiators** have also been preserved. Žáček Palace, built according to the designs of the Petrás brothers in 1932, is maintained and is undergoing continuous repairs; it has a **new elevator**. The central gas boiler provides heating. The apartment comes with a **cellar**.

The corner building is part of a place with many cafes, restaurants, and shops, as well as an **excellent connection to the city center** by metro or tram. A few steps from the building is the **Atrium Flora** shopping center, kindergartens, and elementary schools, and a short walk from **Náměstí Jiřího z Poděbrad** with a park, where regular **farmers' markets** are held.

Floor area 95.9 m<sup>2</sup>, loggia 6 m<sup>2</sup>, cellar.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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