



Apartment Two-bedroom (3+kk)

Sold

80 m², Prague 2, Vinohrady, Šumavská



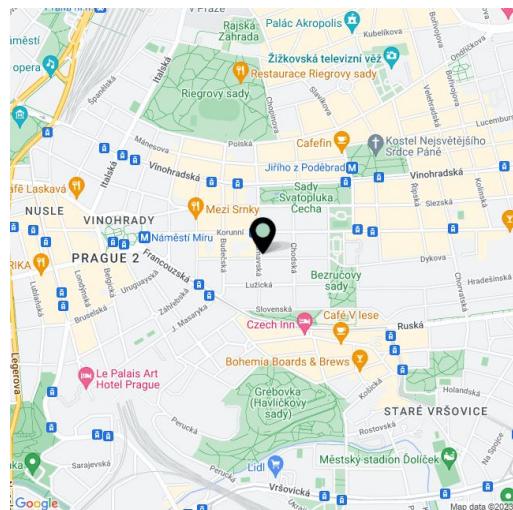


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Total area	80 m ²
Parking	-
Cellar	-
PENB	D
Reference number	37966



* 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 completely renovated apartment is located on the 2nd floor of a classic Vinohrady apartment building in a sought-after location between náměstí Míru and Jiřího z Poděbrad squares. This classy district with many parks offers a wide range of high-level services and easy access to public transport.

The layout consists of a living room with a kitchen, 2 spacious bedrooms, an entrance hall with fitted wardrobes, a bathroom (with a shower and bathtub), and a separate toilet. All windows face west towards Šumavská Street, which is lined with trees.

New windows are **wooden casement**, new **parquet floors**. The apartment and building have been completely reconstructed. Heating is provided by a gas boiler. You can use a shared **balcony towards the courtyard** accessible from the mezzanine.

The location in the **city's monument zone** is distinguished by a number of architecturally significant villas and rich greenery. It is situated near the Bratří Čapků, Svatopluk Čech, or Bezručová parks and romantic **Havlíčkovy sady (Grébovka)**. Basic services needed for everyday life (post office, shops, cafes, and restaurants), but also the **Vinohrady Theater** or the Pilotů cinema will be at your fingertips. Easy connections to the city center are provided by trams from nearby stops and the nearby line A metro station.

Interior 79.57 m².

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