



## Apartment Two-bedroom (3+1)

Sold

108.7 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů

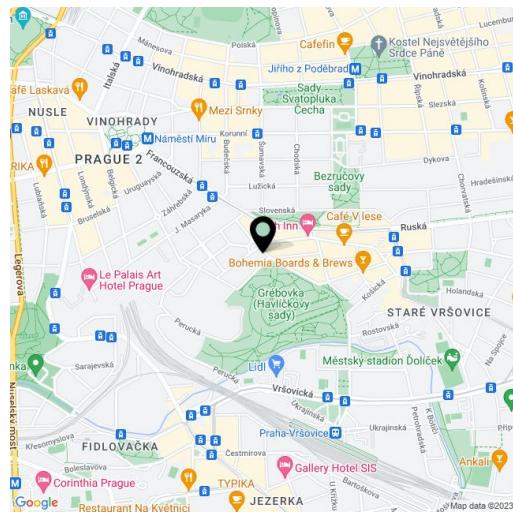




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Total area	111 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	38673



\* 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 sensitively renovated classic city apartment with high ceilings, 2 balconies, and views of romantic Havlíčkovy Sady Park is part of an apartment building from 1906. The building with a decorative facade stands in Vinohrady on a nice quiet street with a number of Art Nouveau buildings on one side and a park on the other.**

The layout of the bright and airy apartment on the 3rd floor consists of a living room with a **balcony**, a large kitchen with a dining area, a master bedroom with a bathroom and walk-in closet, a second bedroom with a **balcony** and closet, a large entrance hall, a central bathroom, and a utility room. Both bedrooms have windows that face the courtyard. The southeast balcony by the living room provides **unobstructed views of the park and the Prague panorama**.

The building and apartment have been reconstructed with respect to the original architectural plan. Original elements were preserved and renovated, such as **double-wings cassette doors**, including **brass handles**, casement windows, **oak parquet floors**, ceiling rosettes, **tiled stoves** (non-functional), terrazzo in common areas, etc. The entrance door is security. The new elevator is glazed and goes to the mezzanine. Heating is by floor convectors and radiators connected to the central boiler room. The apartment comes with a **cellar storage unit**.

The pleasant location on the border of Vinohrady and Vršovice offers all services within walking distance. A short walk from the building and without having to cross a busy street is a kindergarten and elementary school. Cafes, bistros, restaurants, or **Pilotů Cinema** are all close-by. A tram stop is a 5-minute walk away, and the Náměstí Míru metro station is a 2-minute ride away. A **large park** with playgrounds, a cafe in the **garden Pavilion**, and landscaped paths among lush greenery is right next to the building.

Interior 108.17 m<sup>2</sup>, balconies 2.7 m<sup>2</sup> and 2.2 m<sup>2</sup>, cellar 1.7 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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