



Apartment Two-bedroom (3+kk)

Sold

112.24 m², Prague 2, Vinohrady, Kolínská



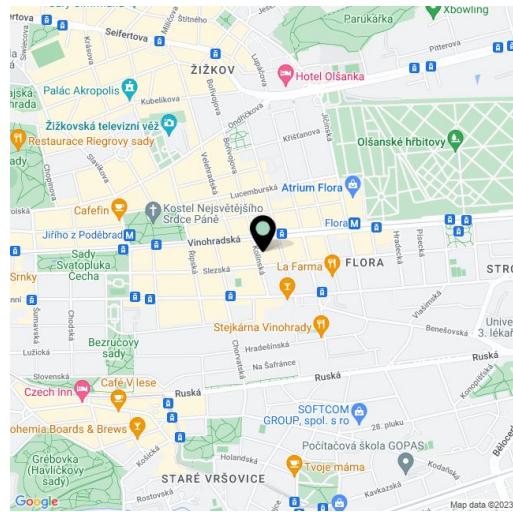


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Total area	112 m ²
Parking	-
Cellar	Yes
Service price	1330 CZK monthly
PENB	G
Reference number	40551



* 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 large family apartment, which has been completely renovated and tastefully reconstructed, is located on the ground floor of a corner brick building in an attractive part of Vinohrady on a tree-lined street only a few minutes' walk from a metro station. The owners have a share of the income from renting a semi-residential unit in the building.

The more than 110-square-meter area is divided into a corner living room with an open plan kitchen, 2 bedrooms, a **dressing room**, a vestibule, a large hall, and **2 bathrooms** (1 with a shower and toilet, the other with a shower, bathtub, and toilet).

The southeast-facing apartment has been completely reconstructed. Facilities include **classic parquet floors**, **wooden casement windows with blinds**, and wooden paneled doors. The kitchen is equipped with built-in appliances (**Bosch** electric and microwave oven, hob with **integrated extractor hood**, dishwasher, refrigerator with freezer). The purchase price includes a **cellar storage unit** and also **co-ownership of a semi-residential unit**, the rental income from which is distributed among the owners.

The building stands on the corner of one-way side streets. A kindergarten, elementary school, and the private **Osvobozená School** are nearby, and shops, cafes, restaurants, the **farmers' markets** on Jiřího z Poděbrad Square, and the large **Flora** shopping and entertainment center are within easy reach. Metro and tram stops can be reached on foot in just a few minutes.

Interior 112.24 m², cellar 7m².

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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