



Apartment Two-bedroom (3+1)

Sold

113.5 m², Prague 2, Vinohrady, Záhřebská

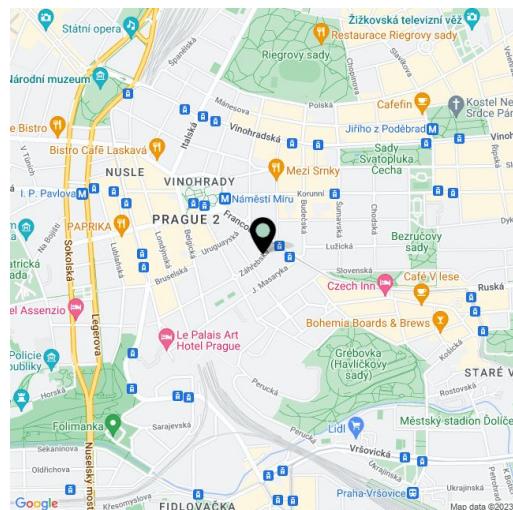




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Total area	114 m ²
Parking	-
Cellar	9 m ²
PENB	G
Reference number	40978



* 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 bright apartment with high ceilings, original craftsmanship, a traditional layout, and a unique atmosphere is located on the 1st floor of a completely renovated brick building with an elevator. An amazing place in the Vinohrady district near a square with an iconic fountain by the contemporary sculptor Miroslav Beščec and near the English-style Grébovka and Bezručovy and Riegrový Sady parks.

The layout consists of a living room, a kitchen with a dining area, 2 bedrooms, a bathroom (with a shower), a separate toilet, and an elegant entrance hall. The living room and kitchen face southwest towards the street and the northeast-facing bedroom towards a quiet green courtyard.

The apartment was renovated in 2015. Facilities include **wooden** floors, tiles in the hall, bathroom, and toilet, original refurbished wooden casement windows, and **double-leaf doors** made of solid wood. The stylish kitchen is fully fitted and has a gas stove. The renovated building with a richly decorated facade has nicely maintained common areas preserving its authentic historical character, and a **modern elevator** stops at the mezzanine levels. The apartment comes with a **large cellar**.

The area boasts a wide range of high level services. within walking distance. Schools from a kindergarten to a high school (public and private, including a **Lauder School** or **Archbishop's High School**) are within walking distance, as well as a rich selection of restaurants, cafes, hairdresser salons, pharmacies, a post office, and other services. A tram stop is only a minute's walk away and the Náměstí Míru metro station is about five minutes away. You can easily walk to the romantic **Grébovka Park**. It is also not far to **Riegrová Sady Park**.

Floor area 113.5 m², cellar 9.1 m².