



## Apartment Two-bedroom (3+1)

Sold

107 m<sup>2</sup>, Prague 2, Vinohrady, Polská

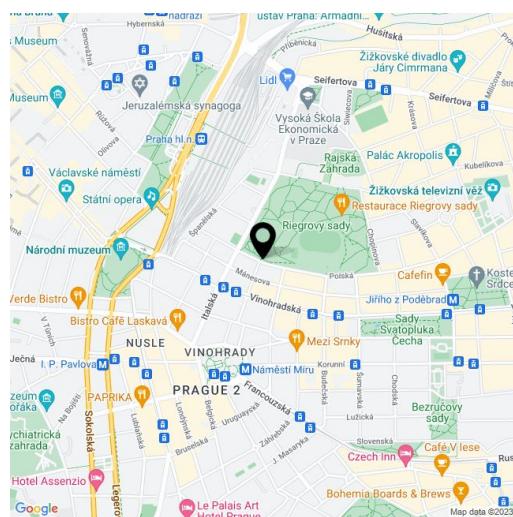




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Total area	107 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	41043



\* 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 elegant airy apartment with direct views of Riegrovy Sady Park is located on the 1st floor of an Art Nouveau apartment building with a new elevator. On a quiet street in the wider center of Vinohrady, within easy reach of everything you need.**

The layout offers a living room with a **bay window**, an adjoining large dining room with a kitchen, a master bedroom with an en-suite bathroom (shower, toilet), a second bedroom, a bathroom (bathtub, bidet, toilet), and an entrance hall. There is **underfloor heating** in the bathroom and in the hallway. The windows of the living room are north-facing towards a **park**, while both bedrooms are south-facing towards the **courtyard**.

In the interior with **high ceilings, original handicraft elements have been preserved** - double-leaf doors with decorative paneling and sandblasted glass, parquet floors, and casement windows. A **fireplace** creates a cozy atmosphere in the living room; the bedrooms are **air-conditioned**.

A very nice area in an elegant neighborhood, right by the entrance to **Riegrovy Sady Park**, where there is a swimming pool, a garden restaurant, or an outdoor gym. A wide range of cozy cafes and quality restaurants can be found nearby. The building is also located near **Jiřího z Poděbrad Square** with a metro station, tram stop, and regular **farmers markets**. Within walking distance, there are kindergartens and schools or a health center. The city center is within comfortable walking distance.

Interior 107 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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