



Apartment Two-bedroom (3+1)

Sold

107 m², Prague 2, Vinohrady, Polská





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Total area	107 m ²
Parking	-
Cellar	-
PENB	G
Reference number	41043

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.

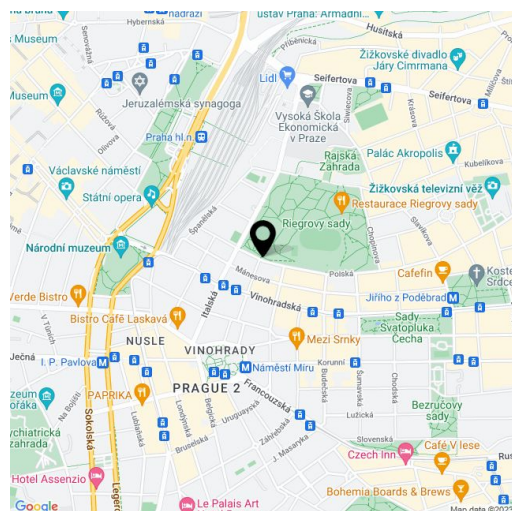
The layout offers a living room with a **bay window**, an adjoining large dining room with a kitchen, a master bedroom with an en-suite bathroom (shower, toilet), a second bedroom, a bathroom (bathtub, bidet, toilet), and an entrance hall. There is **underfloor heating** in the bathroom and in the hallway. 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 m².

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



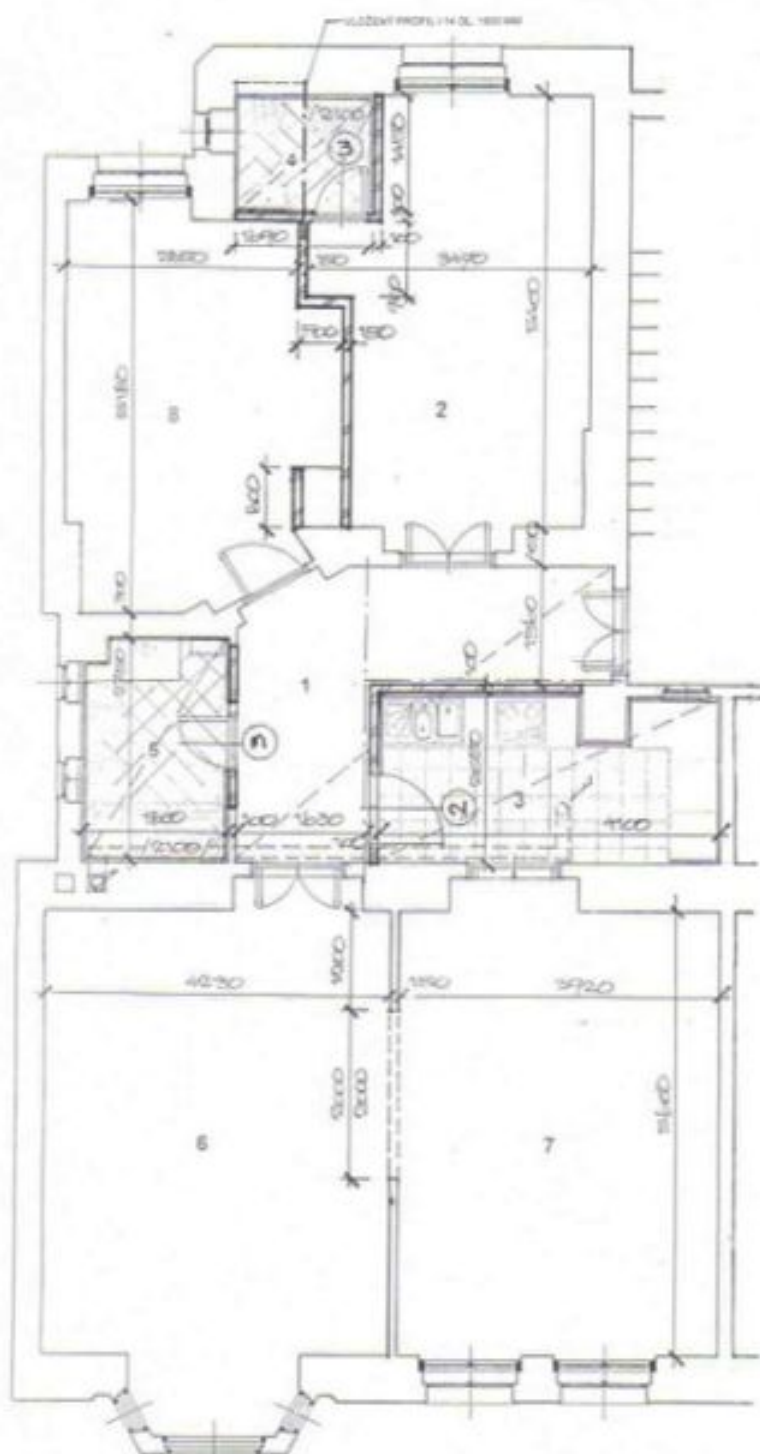
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTÍ

Č.	místnost	m ²	podlaha
1	předst.	10.17	parkety
2	poko	17.38	parkety
3	kuchyně	7.70	ker. dlažba
4	koupelna	2.61	ker. dlažba
5	koupelna	4.87	ker. dlažba
6	poko	25.80	parkety
7	poko	21.88	parkety
8	poko	18.40	parkety

LEGENDA

- STRUKTURNÍ KONSTRUKCE
- PRŮČELNÍ ZDÍLKY
- 1 Otvor dveří s prahem a okenicím
- 2 Otvor dveří s prahem a okenicím
- 3 Otvor dveří s prahem a okenicím

1. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100
2. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100
3. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100
4. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100
5. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100
6. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100
7. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100
8. NÁČRTEK - PLOCHÝ PRŮŘEZ - 1:100