



## Apartment Two-bedroom (3+1)

Sold

88.87 m<sup>2</sup>, Prague 2, Vinohrady, Šumavská



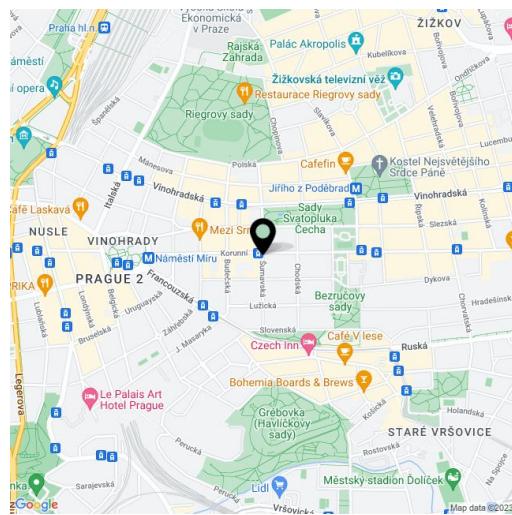


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Total area	89 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 350 CZK monthly
PENB	E
Reference number	41484



\* 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 completely and tastefully renovated apartment is a part of a historic apartment building situated in Vinohrady, on a one-way street lined with mature trees, close to several parks and within walking distance of the Náměstí Míru metro station.

The traditional layout of the 2nd floor apartment offers a living room, two bedrooms, a separate spacious kitchen with a pantry, a bathroom with a toilet and bidet, a separate toilet, and a large entrance hall.

The gradual reconstruction of the apartment was completed in 2021 (electricity, bathroom, windows, and floors). Facilities include **parquet floors**, casement windows, interior doors in a period look, and a **Next** security entrance door. The apartment is equipped with a **Bticino smart home system** and **Jablotron** security system. Vaillant gas boiler heating. **Miele** kitchen appliances, clean water is provided by a **Grohe Blue filtration system**. Laufen and **Villeroy & Boch** sanitary ware. The bathroom, hall, and kitchen have underfloor heating. A **safe** is also included. The apartment is equipped with bespoke wooden furniture with a distinctive **veneered surface**. Thanks to the reinforced sound insulation and double thickness of the ceilings, the apartment is **very quiet**. The building has an elegant façade, common areas, and **modern elevator**. The apartment comes with a **cellar**.

The building stands in a beautiful location on a side street lined with tall trees, just a short walk from **Bezručovy Garden** and **Bratří Čapků Park**. Within a short walk, you can get to **Grébovka Park**, cozy cafes, and quality restaurants. The Na Vinohradech Theater is also nearby. There is a tram stop about a 2-minute walk from the building and the metro station on Míru Square is about a 10-minute walk.

Interior 88.87 m<sup>2</sup>, cellar 3.76 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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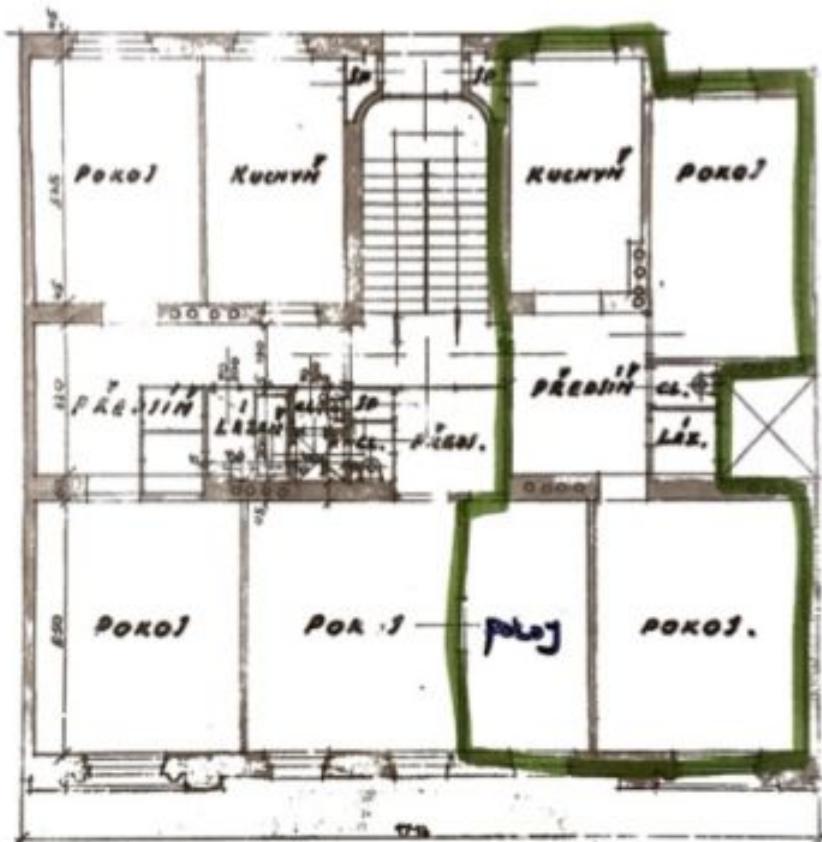
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PLÁN NA PŘISTAVOU 4. P. AT.  
V DOME Č. P. 1085 V PRAZE XIII. 'V



1-3 PATRO,



V PRAZE V BŘEZNU 1931,