



## Apartment Two-bedroom (3+kk)

€ 596 831 | CZK 14 500 000

75.6 m<sup>2</sup>, Prague 3, Vinohrady, Písecká



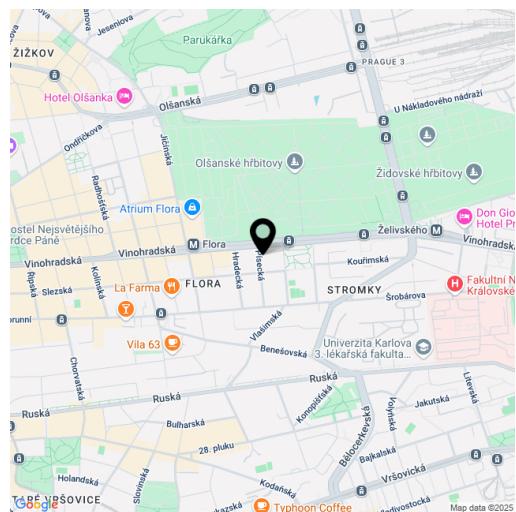


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Total area	87 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	41686



\* 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 renovated apartment with a west-facing terrace is located on the 6th floor of a brick apartment building situated on a quiet one-way street in Prague 3 – Vinohrady, in close proximity of the Flora metro station and shopping and entertainment center, just a few minutes from the city center.**

The practical layout consists of a living room with an open plan kitchen, dining area, and **terrace** stretching along the full length of the wall, as well as 2 bedrooms, a bathroom (with a walk-in shower, sink, and washing machine connection), a separate toilet, and an entrance hall.

The apartment was renovated in 2011–2012. Floors are **parquet**, interior doors are by **Sapeli**, and the original wooden entrance door has been preserved. The IKEA kitchen is equipped with built-in Electrolux appliances and a gas stove. Heating is provided by the central district system. As part of a renovation five years ago, the building saw the replacement of windows (**wooden Euro windows** with double glazing), the entrance door, and the elevator, along with insulation and façade repairs. Plumbing and risers were replaced a few years earlier. The elevator stops at the penultimate floor, so the apartment is accessed by walking up one flight of stairs. Members of the homeowners' association have a **co-ownership share** in a large plot of land within the courtyard, where earthworks for the overall revitalization of the garden will begin during the summer holidays.

The convenient location less than a 5-minute walk from Flora metro station provides **quick access to the city center**. A tram stop is also located very close-by. **Without having to cross a main street**, there's a kindergarten, elementary school, and children's playground nearby, along with shops including a supermarket, a café, restaurant, pharmacy, and medical services.

The property is currently rented out 3/2026

Floor area 75.6 m<sup>2</sup>, terrace 11.7 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.



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