



Apartment Five-bedroom (6+1)

Sold

175 m², Prague 3, Vinohrady, Řípská



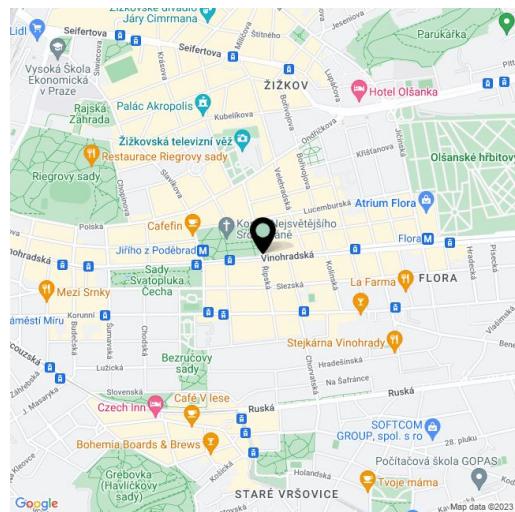


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Total area	180 m ²
Floor area*	175 m ²
Balcony	5 m ²
Parking	-
Cellar	Yes
Service price	2 355 CZK monthly
PENB	G
Reference number	43505



* 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 very spacious, airy apartment with a balcony and direct views of the Church of the Most Sacred Heart of Our Lord on Jiřího z Poděbrad Square is located on the 3rd floor of a very nicely maintained building with an elevator. In a state prior to reconstruction; variable layout. Cooperative ownership, annuity is paid, high yield of the cooperative from the rent of non-residential premises.

The current layout (five-bedroom) consists of a spacious non-passable **corner room**, another 2 non-passable rooms, 2 passable rooms, a kitchen, a bathroom, a separate toilet, a pantry, and an entrance hall. One room has access to a **balcony** with a view not only of the iconic Josip Plečník church, but also of the largest building in Prague, the **Žižkov Television Tower**, with its impressive lighting at night. Thanks to **ceilings more than 3 meters high**, a spacious living area can be made even larger by building an extra level.

In the interior, which is suitable for complete reconstruction, **original parquet floors** and some **double-winged doors** with panels have been preserved. The **wooden casement windows** are refurbished. Heating is provided by a Vaillant gas boiler (from 2021). The apartment comes with a **cellar**; it is possible to park in front of the building in the zone for residents. The apartment building with 12 units is owned by a **well-functioning cooperative**. The income from the rent of ground floor non-residential premises is used for renovations and distributed among the cooperative members.

A convenient location within **quick reach of the city center**. There is a tram stop almost right by the building, and a metro station is about a 4-minute walk away; a kindergarten and elementary school are also close-by. The neighborhood stands out for its many shops, quality restaurants, and cozy cafes, and the regular **farmers' markets** held on Jiřího z Poděbrad Square. There are also several beautifully landscaped green areas nearby—the **Svatopluk Čecha** or **Riegrovy Sady** parks.

Interior 175.5 m², balcony 4.5 m².



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