



## Apartment Five-bedroom (6+1)

Sold

175 m<sup>2</sup>, Prague 3, Vinohrady, Řipská





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Total area	180 m²
Floor area*	175 m²
Balcony	5 m²
Parking	-
Cellar	Yes
Service price	2 355 CZK monthly
PENB	G
Reference number	43505

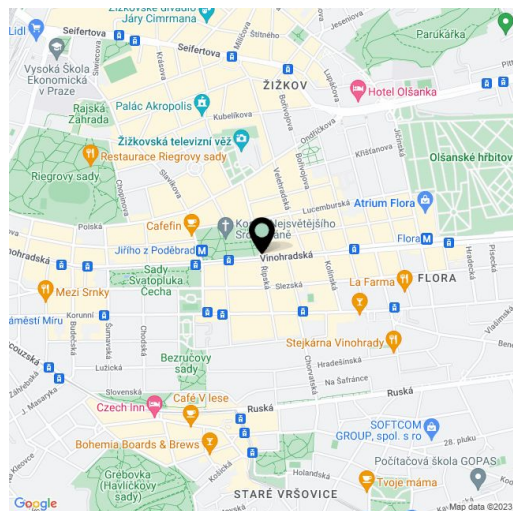
This very spacious, airy apartment with a balcony and direct views of the Church of the Most Sacred Heart of Our Lord on Jiřího z Poděbrad Square is located on the 3rd floor of a very nicely maintained building with an elevator. In a state prior to reconstruction; variable layout. Cooperative ownership, 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 Plečnik 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 **Svatopluka Čecha or Riegrový Sady parks**.

Interior 175.5 m², balcony 4.5 m².



\* 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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