



Apartment Four-bedroom (5+kk)

Sold

169.1 m², Prague 2, Vinohrady, Záhřebská





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Total area	169 m²
Parking	-
Cellar	Yes
Service price	6 100 CZK monthly
PENB	G
Reference number	35607

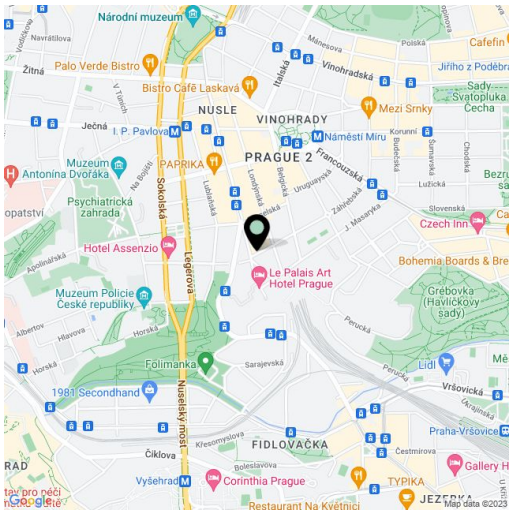
This luxuriously equipped, quiet floor-through apartment with air-conditioning and a smart home system is located on the 7th floor of a renovated apartment building with a new elevator. The attractive location of Vinohrady guarantees nice urban living with all services, plenty of greenery, and fast connections to the city center.

The south-facing comfortable living room connected to the kitchen and dining room overlooks the courtyard and offers views of tall treetops. With a total floor area of **169 sq. m.**, the apartment also includes 3 bedrooms, 2 bathrooms, a guest toilet, a **spacious dressing room**, an entrance hall, a hallway, and a closet.

The interior, designed by **architect Aleš Andrl**, is very cozy thanks in great part to the **oak floors**. Large **floor-to-ceiling windows** are shaded by blinds. With soundproofed ceilings, the apartment is very quiet. Fresh air is supplied by a recuperation unit, and **air-conditioning** ensures optimal temperatures in the bedrooms. The living room has a fireplace, a built-in **aquarium**, and ambient LED lighting. The kitchen has a **Technistone** worktop and built-in **Siemens** appliances (including a **wine fridge**); bathroom fixtures are by **Villeroy & Boch**. Heating is by heating convectors (heated floors in the bathrooms) and the heat source is the central boiler room in the building. The unit has **3 cellars**. Residents of the apartment building have access to a **private garden** in the courtyard. Parking is available in front of the building in a zone for residents, or you can rent a parking space in the garage of the building across the street.

The apartment is located in a perfect place, on a side street lined with trees near a square with a famous **fountain**. The location is full of pleasant cafes and quality restaurants. It only takes about five minutes to get to the **Náměstí Míru** metro station or the **Francouzská** tram stop, and it's the same distance to romantic **Grebovka Park**. Several kindergartens and elementary schools and a high school, both private and public, are within walking distance.

Interior 169,1 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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