



## Apartment Two-bedroom (3+kk)

Sold

112.24 m², Prague 2, Vinohrady, Kolínská





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Total area	112 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	1 330 CZK monthly
PENB	G
Reference number	40551

This large family apartment, which has been completely renovated and tastefully reconstructed, is located on the ground floor of a corner brick building in an attractive part of Vinohrady on a tree-lined street only a few minutes' walk from a metro station. The owners have a share of the income from renting a semi-residential unit in the building.

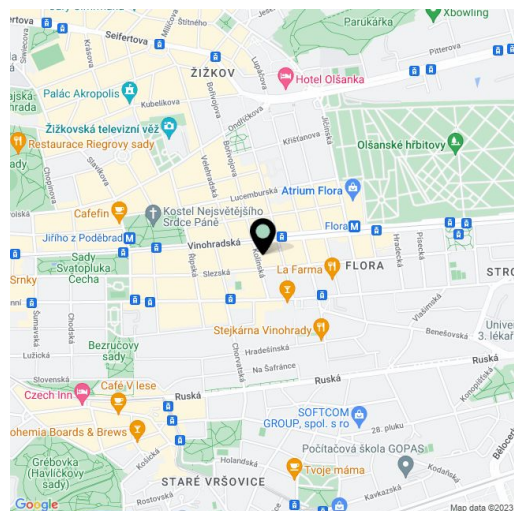
The more than 110-square-meter area is divided into a corner living room with an open plan kitchen, 2 bedrooms, a **dressing room**, a vestibule, a large hall, and **2 bathrooms** (1 with a shower and toilet, the other with a shower, bathtub, and toilet).

The southeast-facing apartment has been completely reconstructed. Facilities include **classic parquet floors**, **wooden casement windows with blinds**, and wooden paneled doors. The kitchen is equipped with built-in appliances (**Bosch** electric and microwave oven, hob with **integrated extractor hood**, dishwasher, refrigerator with freezer). The purchase price includes a **cellar storage unit** and also **co-ownership of a semi-residential unit**, the rental income from which is distributed among the owners.

The building stands on the corner of one-way side streets. A kindergarten, elementary school, and the private **Osvobozená School** are nearby, and shops, cafes, restaurants, the **farmers' markets** on Jiřího z Poděbrad Square, and the large **Flora** shopping and entertainment center are within easy reach. Metro and tram stops can be reached on foot in just a few minutes.

Interior 112.24 m<sup>2</sup>, cellar 7m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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