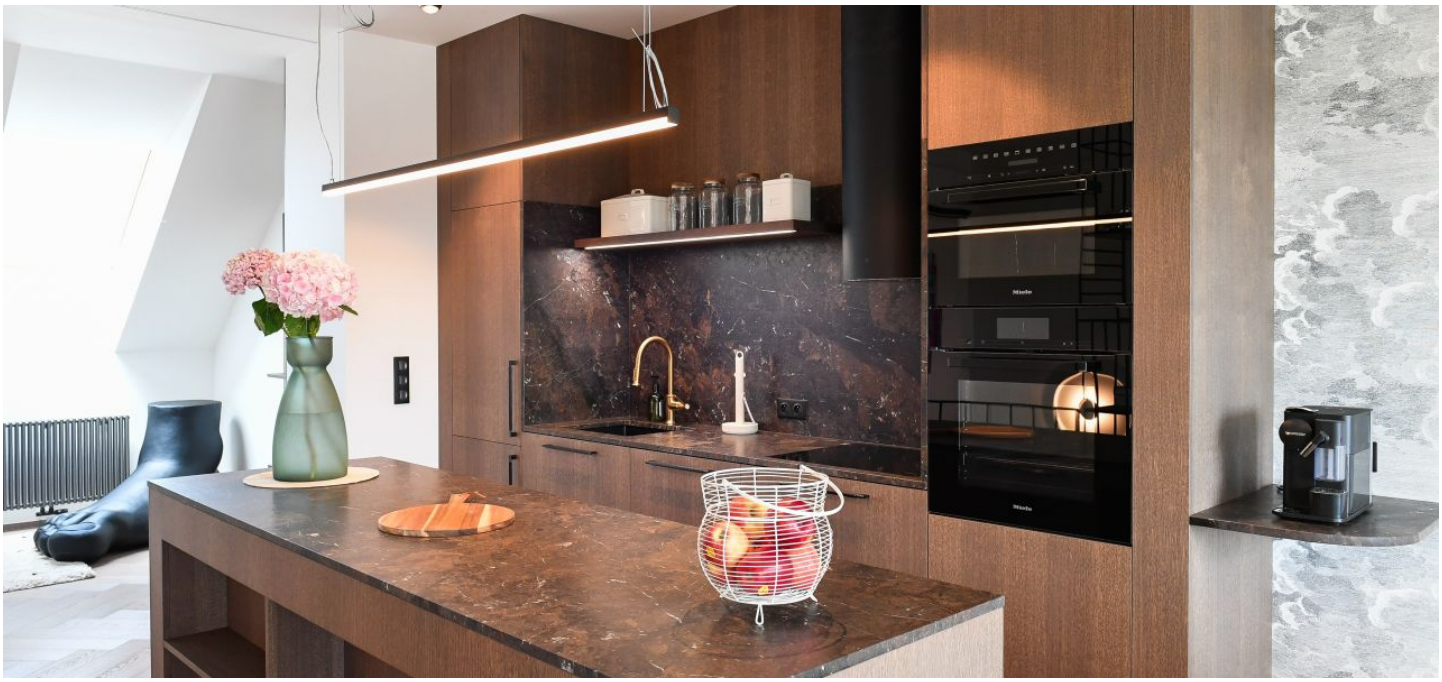
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Apartment Four-bedroom (5+kk)

Sold

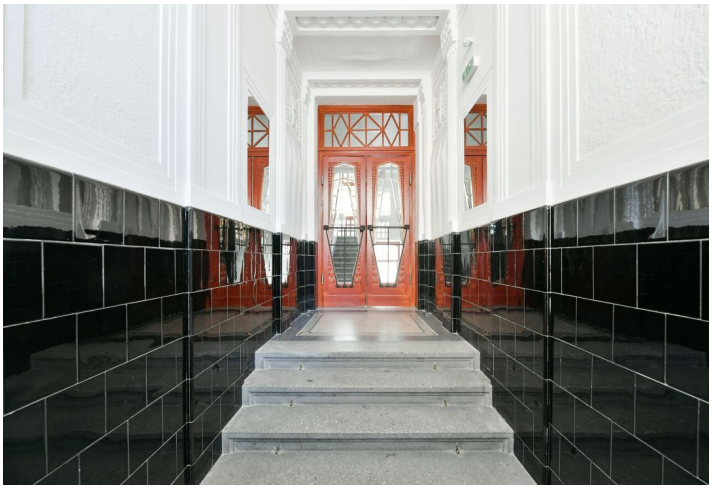
154.5 m², Prague 3, Vinohrady, Vinohradská











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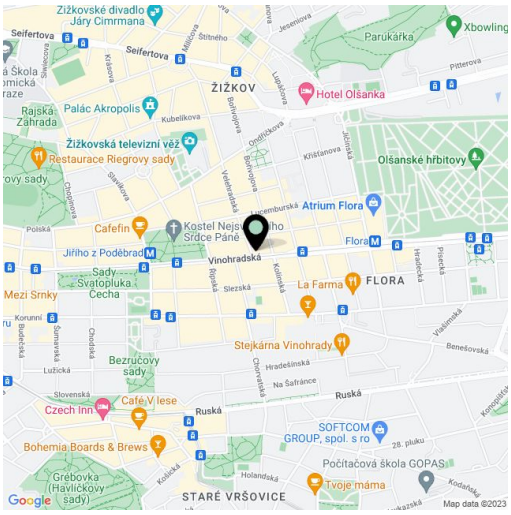
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Apartment Four-bedroom (5+kk)

Sold

154.5 m², Prague 3, Vinohrady, Vinohradská

Total area	170 m²
Floor area*	155 m²
Terrace	15 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	40878



***** 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 newly emerging family apartment with a south-facing terrace and a truly spacious interior is located on the 5th and 6th floors of an Art Nouveau apartment building in an attractive location near the city center, on Vinohradská Street near Jiřího z Poděbrad Square with its iconic Church designed by Josip Plečnik. Completion is planned before Q1 of 2023.

At the entrance level, there will be 4 rooms (2 south-facing and 2 north-facing), 2 bathrooms (1 with a bathtub, 1 with a shower), a separate toilet, a large entrance hall, and **2 dressing rooms.** The attic will consist of a bright living room with **a terrace** and a preparation for an open plan kitchen, a pantry, and a utility room with a toilet.

The proposed standard includes a combination of classic **wooden windows** and skylights, quality **wooden floors**, a preparation for a **fireplace**, **exterior blinds**, and air-conditioning. The building is being renovated and will have a new facade and **elevator**, and renovated common areas.

Vinohrady is home to a high number of cozy cafes, plenty of shops, restaurants, and other services, all at a high level. There is a kindergarten and elementary school not far from the building. You can shop at the **farmers' markets** on Jiřího z Poděbrad Square or at Flora Shopping Center, where it is also possible **to rent a garage space** on a long-term basis. A metro station (line A) is about a 5-minute walk away and a tram stop is even closer.

Floor area of the apartment according to government regulations 154.5 m², terrace 15.3 m², cellar approx. 4 m².

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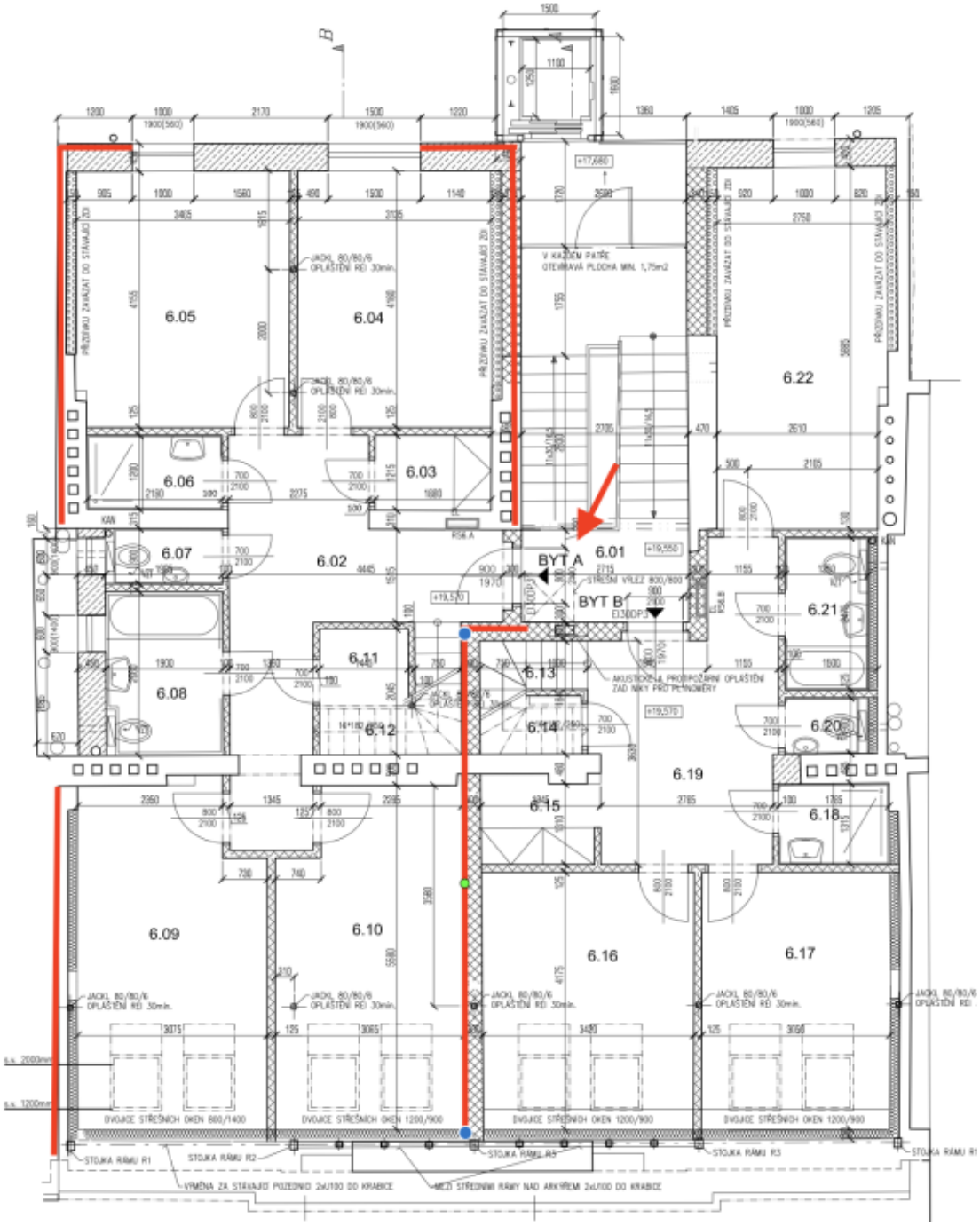
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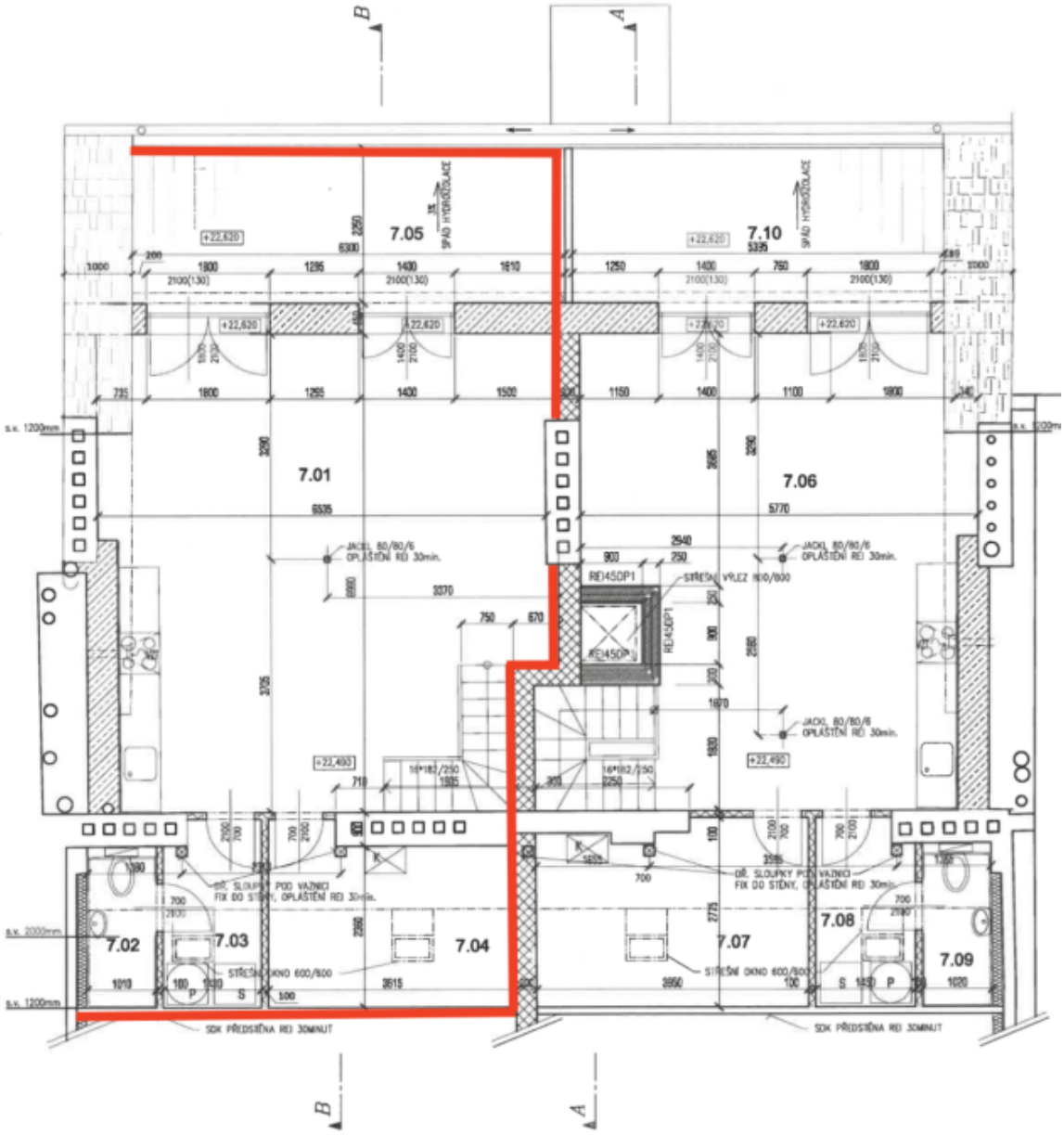
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