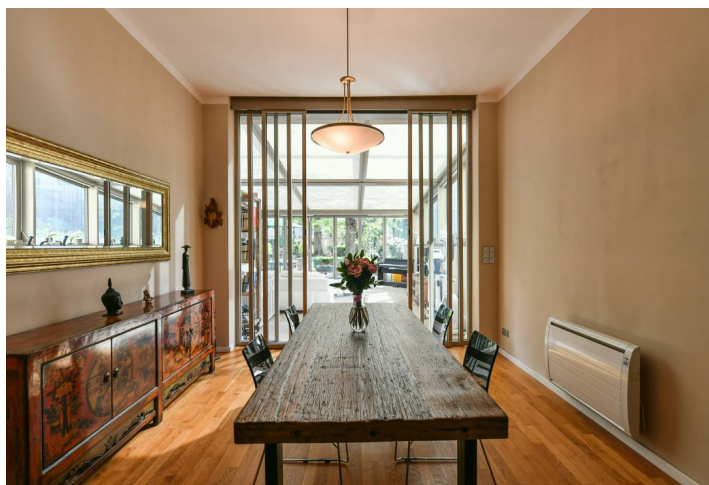




Apartment Two-bedroom (3+kk)

Sold

114 m², Prague 2, Vinohrady, Belgická





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Total area	118 m ²
Floor area*	114 m ²
Terrace	4 m ²
Garden	15 m ²
Parking	Possibility to rent a garage parking space
Cellar	-
PENB	G
Reference number	41397

This unique, quiet apartment with a winter garden, terrace, and the possibility of using the garden and renting a garage parking space is located in a classic Vinohrady apartment building just a few steps from náměstí Míru Square, on a side street lined with trees.

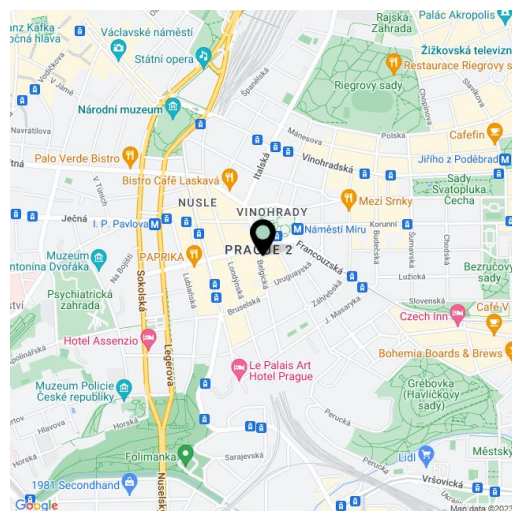
The layout of the ground floor apartment consists of an interesting open space living room in the **winter garden**, a dining room, a kitchen, 2 spacious bedrooms, a large bathroom, a walk-in closet (from which you can create another toilet), a laundry room, and a vestibule. The living room has access to the **garden**, with which the room can be completely connected on warm days.

The interior has been carefully designed to meet the needs of modern living, with the added advantage of large storage spaces. Reinforced acoustic casement windows with double inner glass ensure **perfect silence**. **Wooden floors** and **stone paneling** create a cozy atmosphere. The winter garden is heated, **air-conditioned**, and shaded by electrically operated ceiling blinds. The apartment is heated by electric heaters, hot water is by an electric boiler (the apartment also has gas distribution). For convenient parking, you can rent a **garage parking space** (even for an SUV) located 120 m from the building.

A perfect location in Vinohrady, near a metro station and tram stop, close to private and state kindergartens, elementary schools and high schools, a post office, a pharmacy, many shops, cafes, restaurants, and the **Na Vinohradech Theater**. The large **Havlíčkovy Garden**, as well as **Riegrový Sady Park** are only a short walk away.

Interior 118.91 m², terrace 4.12 m², approx. 15 m² of courtyard gardens leased for the exclusive use of this unit.

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.