svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+1)

Sold

75.5 m², Prague 2, Vinohrady, Lublaňská

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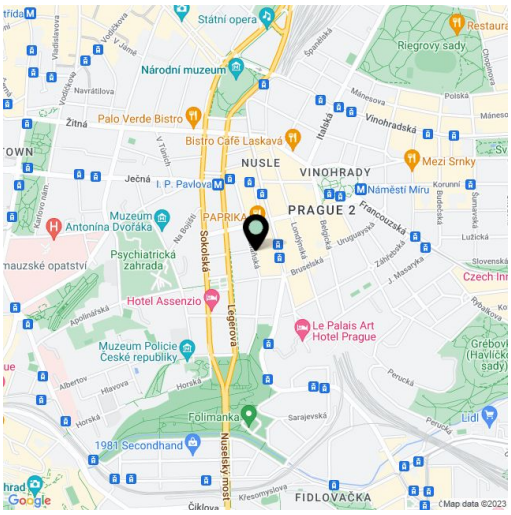
Sold

75.5 m², Prague 2, Vinohrady, Lublaňská

Total area	78 m²
Floor area*	76 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	G
Reference number	101843



* 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 renovated air-conditioned apartment with a balcony facing the courtyard is located on the upper ground floor of a historic apartment building with preserved and sensitively renovated original elements. An attractive place in the wider center, in Vinohrady, close to all services and parks.

The area of the spacious apartment is divided into a living room, an adjoining separate kitchen, 2 bedrooms, a bathroom (with a shower and toilet) and a separate toilet. From the living room, the entrance to the east-facing **balcony** leads to **a landscaped courtyard with greenery.** The windows of the elevated ground floor are **at a sufficient height of approx. 2 m from the sidewalk.** In the owner's statement, the apartment is listed as a 1-bedroom.

Both the apartment and the building have been **completely and expensively renovated** in 2019. The floors in the apartment are wooden, and the interior and entrance doors are **replicas of the original ones.** Facilities include air-conditioning in all rooms, bathroom sanitary ware of a **higher standard**, and a fully equipped kitchen. The windows are **wooden casement**.

The building stands on a one-way side street, and restaurants, cafes, shops, as well as medical services or state and private schools, including a **Lauder Kindergarten**, **elementary school, and high school**, are located nearby. It is close to several parks: Nad Bělehradskou, Folimanka, Kateřinská zahrada, or **Grébovka**. The I.P. Pavlova metro station is less than a 5-minute walk away, and a tram stop is even closer.

Floor area 75.5 m², balcony approx. 2 m².

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