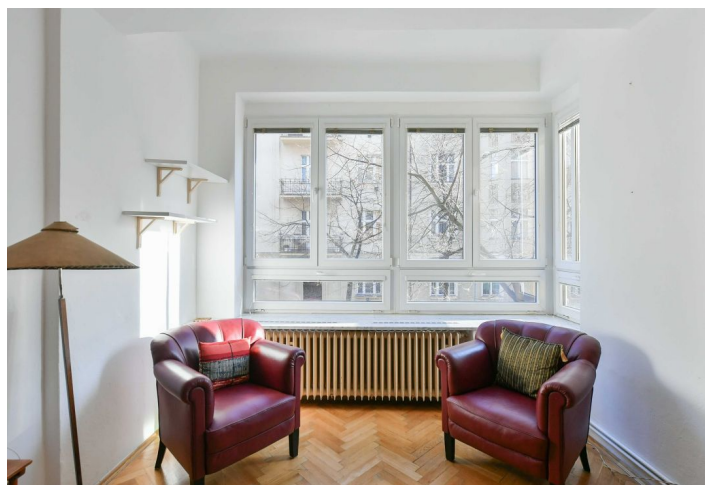




## Apartment Two-bedroom (3+kk)

€ 617 259 | CZK 15 200 000

92 m², Prague 3, Vinohrady, Kolínská





## Apartment Two-bedroom (3+kk)

€ 617 259 | CZK 15 200 000

92 m², Prague 3, Vinohrady, Kolínská

Total area	98 m²
Floor area*	92 m²
Loggia	7 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	104906

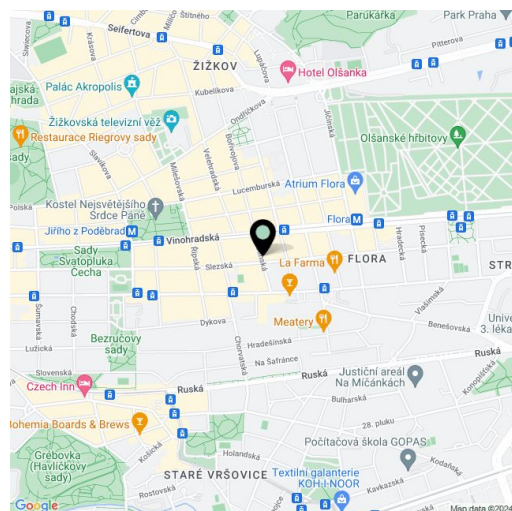
This two-bedroom apartment with a loggia facing the courtyard garden is located on the 1st floor of a Functionalist apartment building with an elevator. This sought-after address in Vinohrady, near the Flora shopping center and metro station, will delight you with its perfect transport services and excellent accessibility.

The apartment is divided into a living room, a kitchen, 2 bedrooms, a bathroom, a toilet, and a hallway. The kitchen leads to a **loggia**, which provides beautiful views of the well-maintained courtyard **garden**. The apartment also has a **cellar**. Parking is available to residents in the blue zone in front of the building.

High ceilings (3 m) create a feeling of an airy, bright space. The apartment boasts plastic windows, wooden parquet floors, and a kitchen unit. Heating is provided by a **Viessmann** gas boiler.

This central part of **Vinohrady** offers a wide range of leisure activities, restaurants, cafes, and shops, including small boutiques. Farmers' markets are regularly held on nearby **Jiřího z Poděbrad Square**. There are kindergartens and elementary schools, playgrounds, and various sports fields in the surrounding streets, and the pleasant city parks of **Bratři Čapků** and **Svatopluk Čech** are ideal for relaxation. Excellent transport connections to other parts of the city are provided by trams, buses, and the metro; the Flora metro station is a 10-minute walk from the building.

Floor area 91,7 m², loggia 6,7 m², cellar.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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— — — — — HRANICE PODLAHOVÉ PLOCHY B.I., N.B.I.  
▨ ZDĚNÉ STĚNY

VÝMĚRY MÍSTNOSTÍ		
BYTOVÁ JEDNOTKA		
Č. M.	POPIS	PLOCHA (m²)
01	VSTUPNÍ HALA	10,5
02	KUCHYŇ	9,3
03	POKOJ	14,5
04	POKOJ	24,2
05	POKOJ	25,8
06	KOUPELNA	4,1
07	CHODBA	1,8
08	WC	1,6
UŽITNÁ PLOCHA BYTOVÉ JEDNOTKY (m²)		91,7
09	LODŽIE	6,7
UŽITNÁ PLOCHA + LODŽIE (m²)		98,3
PODLAHOVÁ PLOCHA BYTOVÉ JEDNOTKY (m²)		102,5

Odhadeno geometrickou plochou bytové jednotky je stanovena podle vyřizovacího výkresu 304/2013 str. 5 a 1.  
Užitná plocha bytové jednotky je stanovena podle měřičova Kovera E31 E 19/2019A.