



Apartment Four-bedroom (5+1)

103 m², Prague 2, Vinohrady, Rejskova

€ 677 485 | CZK 16 700 000





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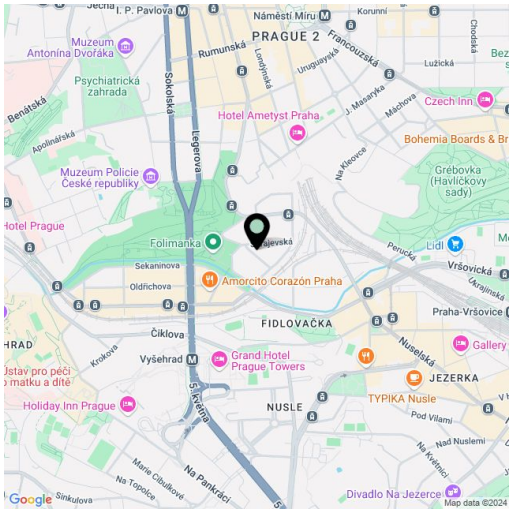
Total area	103 m²
Parking	-
Cellar	-
PENB	G
Reference number	106603

This 100-square-meter duplex apartment with two bathrooms is located on the 5th and 6th floors of a traditional brick residential building in the Prague district of Vinohrady, near the Folimanka and Na Fidlovačce parks.

The entrance level consists of a living room, a kitchen, a bedroom with an en-suite bathroom, a separate toilet, a storage room, and a hallway with a staircase leading to the upper floor. Upstairs, there is a bedroom, a spacious bathroom (with a window, bathtub, toilet, two sinks, and a washing machine connection), a larger attic room suitable for an office or children's room, and a smaller room ideal as a walk-in closet.

The apartment was built in 2012 as part of an attic conversion project. It features laminate floors, plastic windows, and wooden roof windows. The kitchen is fully equipped, and heating is provided by a gas boiler. The building has an **elevator** that stops between floors.

The building is situated on a quiet one-way street near **Folimanka Park**, which offers numerous **sports** opportunities. Cafés, restaurants, shops, and the **Na Fidlovačce Theater** are all within easy reach. A kindergarten, elementary school, and **Charles University faculties** are within walking distance. Excellent transport connections to the city center are ensured by trams, and a **new D line metro station** will soon be built nearby. The main road is also easily accessible by car.



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

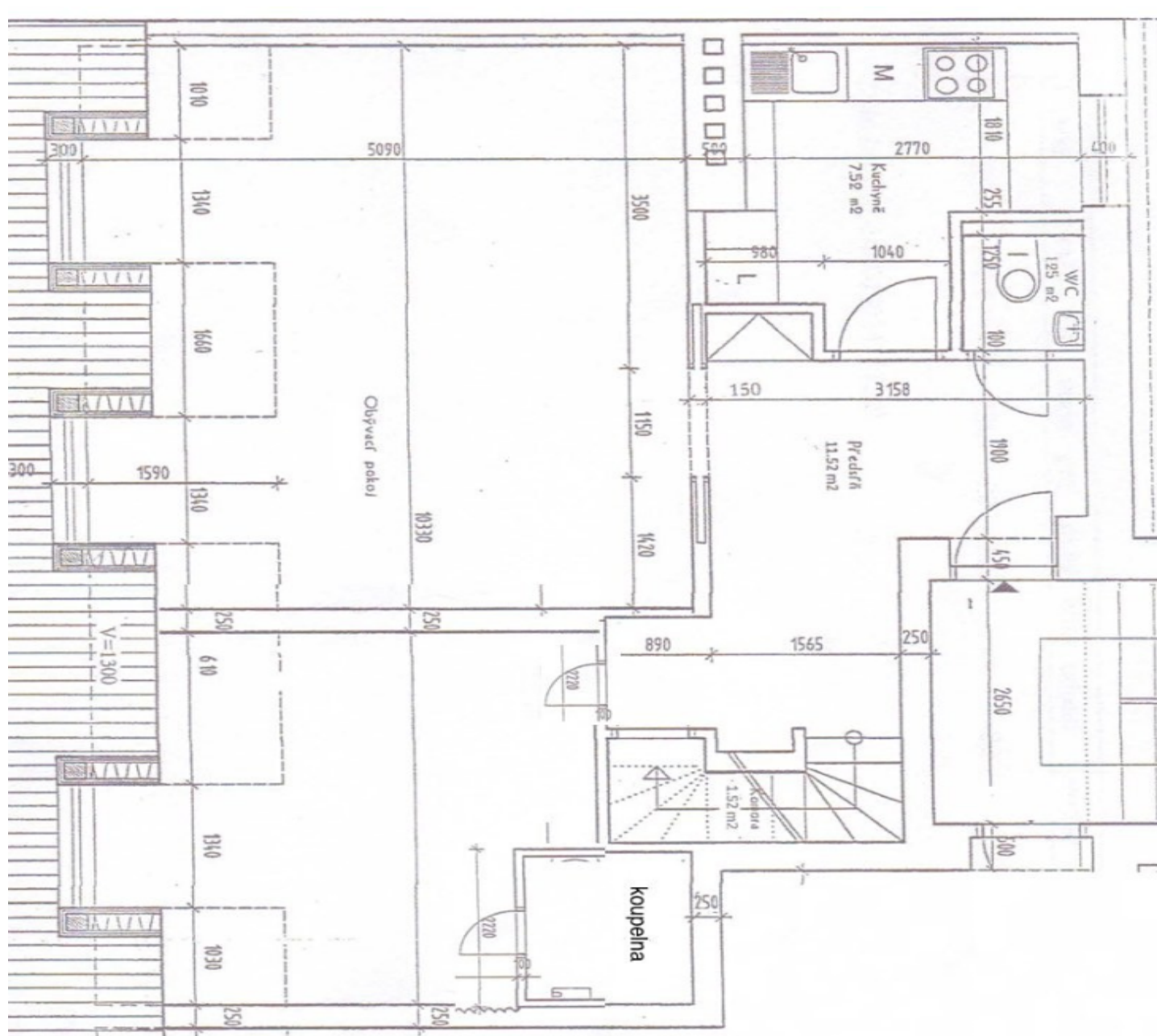
Floor area 102.6 m² (area according to owner's measurement 126 m²).



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