



Apartment One-bedroom (2+kk)

€ 674 985 | CZK 16 500 000

51.64 m², Prague 3, Vinohrady, Vinohradská





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Total area	67 m²
Floor area*	52 m²
Terrace	16 m²
Parking	-
Cellar	-
PENB	D
Reference number	108318

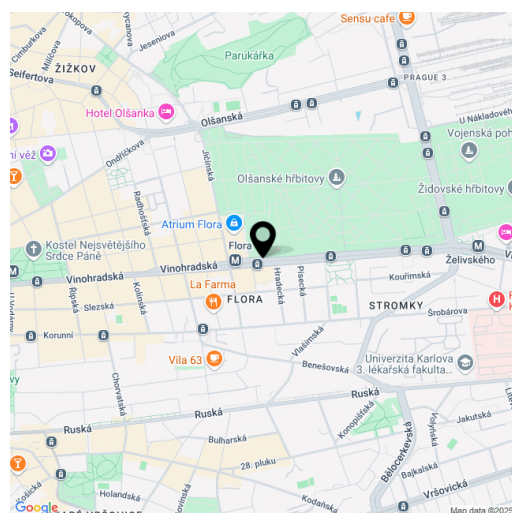
This high-standard apartment with a large terrace is located on the 6th floor of the boutique residence on Vinohradská Street, just a few steps from the Flora metro station and Atrium Flora shopping center. The residence, built in the late Functionalist style, has been completely renovated, which included a modern elevator, updated common areas, and a new thoroughly insulated roof.

The layout offers a living room with a kitchenette, a bedroom, a bathroom with a shower and a combined toilet with bidet, an entrance hall, and a **terrace accessible from both rooms**. The terrace offers **captivating views** of greenery and is equipped with **programmable irrigation and lighting** to create a **perfect evening atmosphere**.

The apartment features new **French windows** with sound insulation, **wooden parquet floors**, a bathroom finished in natural **travertine**, a **kitchen unit**, **custom-built wardrobes**, and a video intercom. Each room is equipped with **air-conditioning**. The **stylish furnishings** can be included in the sale by agreement.

The location offers full civic amenities, excellent transport accessibility (metro, tram, bus), and a wide selection of restaurants, cafés, and services. Nearby are the **Atrium Flora shopping center**, **fitness centers**, **yoga studios**, **farmers' markets** on Jiřího z Poděbrad Square, and the **Parukářka** and **Riegrovy Sady** parks.

Floor area 51.64 m², terrace 15.54 m².



* 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.



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