



## Apartment Studio (1+kk)

39.5 m², Prague 2, Vinohrady, U tržnice

€ 404 247 | CZK 9 900 000





# Apartment Studio (1+kk)

39.5 m², Prague 2, Vinohrady, U tržnice

€ 404 247 | CZK 9 900 000

Total area	40 m²
Front garden	30 m²
Parking	-
Cellar	3 m²
PENB	G
Reference number	108438

This fully and stylishly furnished semi-residential unit with a private front garden and a cellar was created during the complete renovation of a historic building in the very heart of Vinohrady. Thanks to its absolute quiet, excellent location, and practical layout, it is ideal for individuals or couples, as well as for short-term rentals.

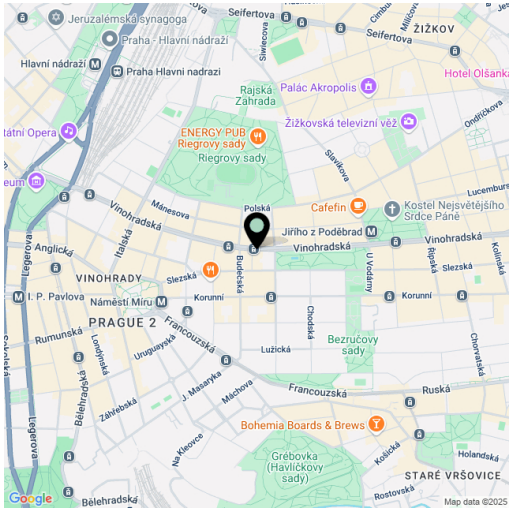
The southeast-facing studio is located on the lower ground floor and features a layout consisting of a main living area with direct access to a private front garden of 30 m², a hallway with a kitchen, a bathroom with a walk-in shower, and an entry vestibule. The property was officially approved as a studio in 2022. A cellar is also included in the price.

High ceilings and a large window provide ample natural light. The living area boasts classic herringbone-pattern wooden parquet flooring, while the hallway and entry are laid with travertine tiles. The modern kitchen is equipped with built-in appliances. Heating is central.

The sought-after and vibrant Vinohrady district is known for its rich leisure offerings and excellent accessibility from the city center and other districts—within walking distance are the Náměstí Míru metro station and several tram lines. The neighboring Vinohradská Market, a supermarket, and numerous small shops provide great shopping options, while the area is also full of cafés, bistros, and restaurants of all kinds. For recreation, Riegrovy Sady park is just 300 meters away, offering running paths, an outdoor gym, a Sokol sports club, and a swimming pool.

Floor area 39.5 m², front garden 29.66 m², cellar 3.2 m².

Subject to special legal conditions.



\* 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.





## Apartment Studio (1+kk)

39.5 m², Prague 2, Vinohrady, U tržnice

€ 404 247 | CZK 9 900 000



DISPOZICE	1+kk
PLOCHA	39.5m²
PODLAŽÍ	1.PP
VÝTAH	

DISPOZICE	1+kk
Celková hrubá plocha	39.5m²
Podlaží	1.PP
Orientace	východ
01 Chodba	10.61m²
02 Pokoj	23.22m²
03 Koupelna	3.15m²
04 Předzahrádka	29.66m²

