



## Apartment Three-bedroom (4+1)

€ 933 821 | CZK 23 000 000

194 m², Prague 2, Vinohrady, Šumavská





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Total area	194 m²
Parking	-
Cellar	-
PENB	G
Reference number	108448

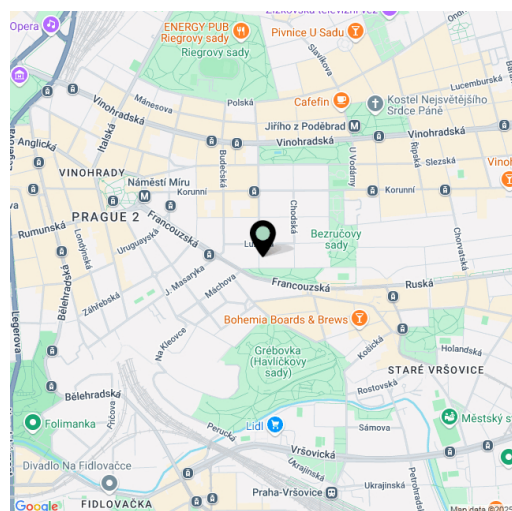
This beautifully bright duplex apartment occupying the 5th and 6th floors of a residential building with an elevator that stops at the mezzanine levels is located in an attractive part of Vinohrady—just a few steps from a tram stop, Svatopluk Čech Park, and the Vinohradská Market Hall.

The layout of the apartment on the entrance (5th) floor includes a spacious living room with a dining area, a kitchen, and a bathroom with a shower and washing machine connection. The upper floor, accessible via stairs from the kitchen, offers 4 bedrooms and a bathroom with both a bathtub and a shower.

The floors are laid with **wooden parquet**, and the apartment's distinctive historical character is enhanced by wooden interior doors and exposed ceiling beams. The unit is in good technical condition but can be adapted to meet contemporary living standards through suitable modernization. The building has been partially renovated, including a **new roof, windows**, and entrance doors.

Located on a quiet side street in the prestigious Vinohrady district of Prague 2, within walking distance of Peace Square and the popular **Riegrovy Sady Park** with its café and children's playground. The area offers a wide selection of bistros, restaurants, shops, schools, cultural venues, and medical facilities. The neighborhood combines a residential atmosphere with excellent access to the city center via the **metro line A** and several tram stops on Korunní and Vinohradská streets.

Floor area 194 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.