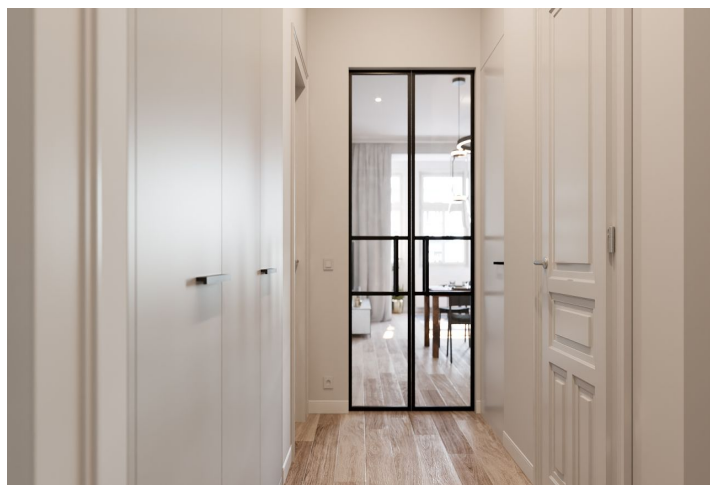




Apartment Three-bedroom (4+kk)

Ask for price

114 m², Prague 3, Vinohrady, Slavikova





Apartment Three-bedroom (4+kk)

[Ask for price](#)114 m², Prague 3, Vinohrady, Slavíkova

Total area	121 m ²
Floor area*	114 m ²
Balcony	7 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	27140

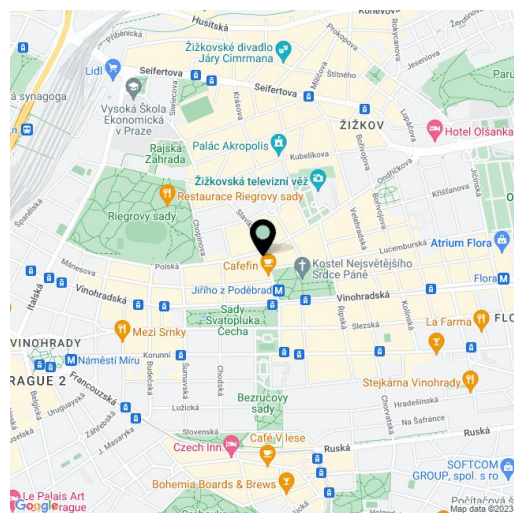
This apartment with two balconies is located on the 1st floor of a boutique residential project, consisting of the reconstruction of a 19th-century apartment building. In an attractive residential area of Vinohrady just a few steps from Riegrový Sady Park, Jiřího z Poděbrad Square, or the Žižkov TV Tower. Completion is scheduled for summer 2020.

The layout offers a living room with a dining area and an open plan kitchen, a study with a **southwest-facing balcony**, 2 bedrooms (1 with an en-suite bathroom and access to the balcony) with windows facing the courtyard, a bathroom, a guest toilet, an entrance hall, and a closet.

The apartment is offered in a completely finished state with the option of white walls finishing (i.e. before the completion of the final surfaces - floors, tiles). Facilities include **oak floors**, large-format tiles, high quality sanitary ware, **cassette interior doors** and **replicas of casement windows**, double-wing entrance doors with period mouldings, data distribution, a home phone, and a preparation for a satellite TV. Heating will be provided by a central boiler room in the basement. The purchase price includes a **cellar**.

The sought-after location provides all civic amenities and **easy access to the center** thanks to the close proximity of a tram stop and the Jiřího z Poděbrad metro station (line A). Within walking distance, there are both kindergartens and elementary schools, high schools, shops, cafes, and restaurants, the Akropolis Palace, **Mahlerovy Sady Garden** with the Žižkov TV Tower, and the Sokol Královské Vinohrady swimming pool in **Riegrový Sady Park**.

Interior 114.1 m², balcony 3.7 m² and 2.8 m², cellar.



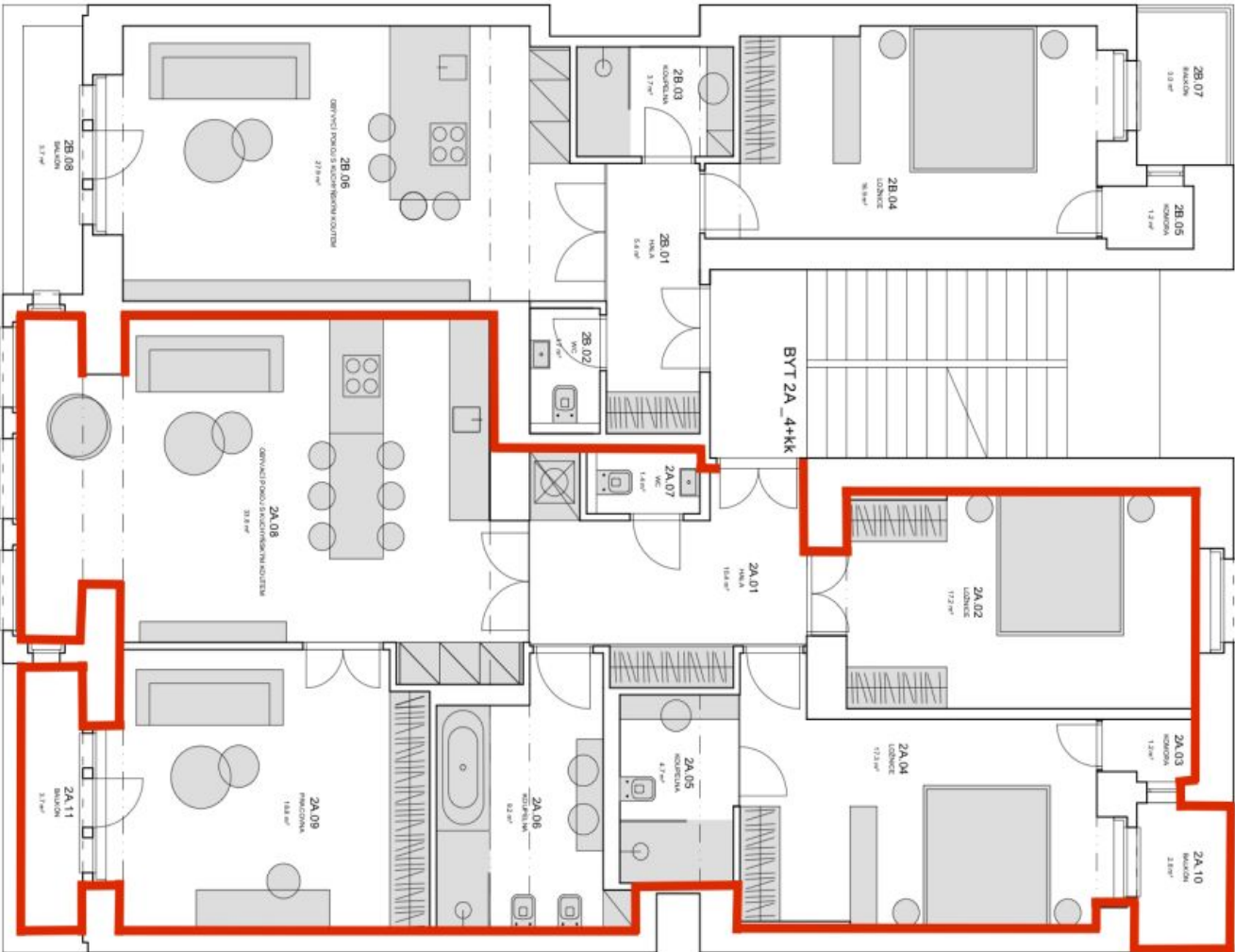
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

Ask for price

114 m², Prague 3, Vinohrady, Slavíkova



BYT 2A_4+kk		
TABULKA MÍSTNOSTÍ		
ČM	NÁZEV MÍSTNOSTI	PLOCHA m²
2A.01	HOLLA	10.4
2A.02	LOŽNICE	17.2
2A.03	KOCHOVNA	1.3
2A.04	LOŽNICE	17.2
2A.05	KOCHOVNA	4.7
2A.06	KOCHOVNA	9.2
2A.07	WC	1.4
2A.08	OBÝVACÍ PROSTOR S KUCHYNÍ	33.6
2A.09	KOCHOVNA	19.8
CELKOVÁ		114.1
2A.10	BALKÓN	2.8
2A.11	BALKÓN	3.7