



## Apartment Two-bedroom (3+kk)

**Sold**

106 m<sup>2</sup>, Prague 3, Vinohrady, Přemyslovská





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Total area	126 m²
Floor area*	106 m²
Terrace	20 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	32457

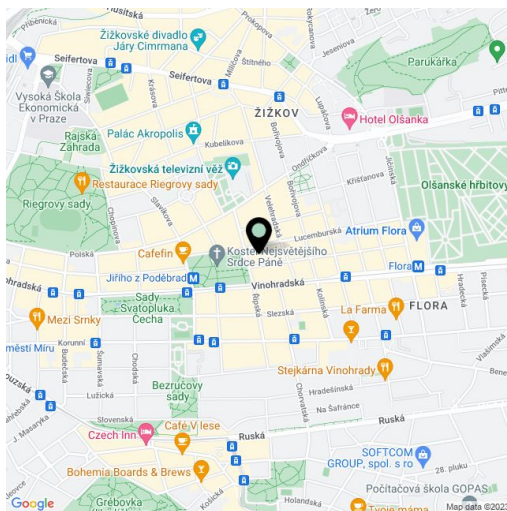
This spacious, airy apartment with a northeast-facing large terrace is situated on the 4th and 5th floors of a reconstructed corner Art Nouveau building with an elevator that boasts a prestigious address right on Jiřího z Poděbrad Square. A neighborhood with quick access to all services, the city center, and parks. The apartment has received final approval and will be handed over in a completed state by 11/2020.

The upper level consists of an almost **50-meter living space** with a kitchen, a dining area, and a **large terrace** facing a **quiet courtyard** with **mature trees**. There is also be a bedroom, a study, a bathroom, a corridor with **direct access from the elevator** (shared with a neighboring apartment), and a dressing room. On the lower level, there is a second entrance to the apartment, and a staircase leading to the living room.

The apartment will handed over in a standard that includes, among other things, **aluminum atelier windows** and **Schüco glass walls**, wooden windows with triple-glazed panes, a NEXT security entry door (3rd safety class with 19 securing points), internal doors with concealed hinges and durable DEXTÜRA varnish, wooden two-layer oiled floors, Graniti Fiandre large-format tiles, Laufen, Hansgrohe, Grohe, and Duravit sanitary ware, concealed radiators and hot-water underfloor heating and floor convectors connected to a Baxi gas boiler with a smart wireless room thermostat. There will be a **preparation for air-conditioning** and a videophone. The visualization of the bathroom exactly corresponds to reality (including the furniture). The unit comes with a **cellar**. **The common areas** of the building have been **renovated**. There is a possibility to rent a **parking space** for an indefinite period (CZK 2,500/parking space).

The building is in a sought-after location **close to the city center**, which has a wide range of excellent services, **perfect transport accessibility**, and a number of parks. In close proximity, there is a post office, a supermarket, ATMs, cafes, restaurants and other services, including several kindergartens and elementary schools. Wenceslas Square is just a 5-minute metro or tram ride away. There are well-kept parks in the area, the largest of which is **Riegrový Sady Garden** with a playground, a garden restaurant, and a sports area with an indoor pool.

Total area 106 m², terrace 19.6 m², cellar 4.8 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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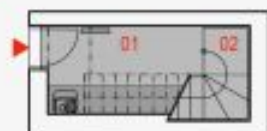
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### 6. NP / 6TH FLOOR



### 5. NP / 5TH FLOOR



### ŘEZ / SECTION



### LEGENDA / LEGEND

01	CHODBA / CORRIDOR	06.50 m <sup>2</sup>
02	SCHODIŠTĚ / STAIRCASE	05.30 m <sup>2</sup>
03	OBÝVACÍ POKOJ / LIVING ROOM	45.10 m <sup>2</sup>
04	LOŽNICE / BEDROOM	19.30 m <sup>2</sup>
05	KOUPELNA / BATHROOM	10.80 m <sup>2</sup>
06	CHODBA / CORRIDOR	01.50 m <sup>2</sup>
07	WC / WC	01.80 m <sup>2</sup>
08	PRACOVNA / WORKROOM	12.10 m <sup>2</sup>
09	TERASA / TERRACE	19.60 m <sup>2</sup>
Σ	UŽITNÁ PLOCHA / USABLE AREA	102.40 m <sup>2</sup>
Σ	PODLAHOVÁ PLOCHA / FLOOR AREA*	106.00 m <sup>2</sup>
Σ	TERASA / TERRACE	19.60 m <sup>2</sup>

\* bez komínu a příček (předpis č. 398/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovými společenstvími)

\* without a chimney and partition walls (předpis č. 398/2013 Sb. Nařízení vlády o úpravě některých záležitostí souvisejících s bytovými společenstvími)

Užitná plocha pod šikmou konstrukcí je započítána od výšky 750 mm.  
Usable space under the sloping structure is counted from the height of 750 mm.

Podlahová plocha pod šikmou střešnicí je započítána od výšky 750 mm.  
Floor space under the sloping roof is counted from the height of 750 mm.



0 1 2 3 4 5 6 7