



## Apartment Four-bedroom (5+kk)

Sold

169.1 m<sup>2</sup>, Prague 2, Vinohrady, Záhřebská





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Total area	169 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	6 100 CZK monthly
PENB	G
Reference number	35607

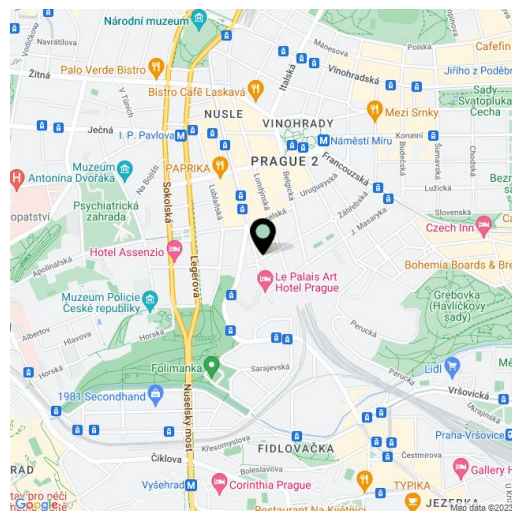
This luxuriously equipped, quiet floor-through apartment with air-conditioning and a smart home system is located on the 7th floor of a renovated apartment building with a new elevator. The attractive location of Vinohrady guarantees nice urban living with all services, plenty of greenery, and fast connections to the city center.

The south-facing comfortable living room connected to the kitchen and dining room overlooks the courtyard and offers views of tall treetops. With a total floor area of **169 sq. m.**, the apartment also includes 3 bedrooms, 2 bathrooms, a guest toilet, a **spacious dressing room**, an entrance hall, a hallway, and a closet.

The interior, designed by **architect Aleš Andrl**, is very cozy thanks in great part to the **oak floors**. Large **floor-to-ceiling windows** are shaded by blinds. With soundproofed ceilings, the apartment is very quiet. Fresh air is supplied by a recuperation unit, and **air-conditioning** ensures optimal temperatures in the bedrooms. The living room has a fireplace, a built-in **aquarium**, and ambient LED lighting. The kitchen has a **Technistone** worktop and built-in **Siemens** appliances (including a **wine fridge**); bathroom fixtures are by **Villeroy & Boch**. Heating is by heating convectors (heated floors in the bathrooms) and the heat source is the central boiler room in the building. The unit has **3 cellars**. Residents of the apartment building have access to a **private garden** in the courtyard. Parking is available in front of the building in a zone for residents, or you can rent a parking space in the garage of the building across the street.

The apartment is located in a perfect place, on a side street lined with trees near a square with a famous **fountain**. The location is full of pleasant cafes and quality restaurants. It only takes about five minutes to get to the Náměstí Míru metro station or the Francouzská tram stop, and it's the same distance to romantic **Grebovka Park**. Several kindergartens and elementary schools and a high school, both private and public, are within walking distance.

Interior 169,1 m<sup>2</sup>.



\* 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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