



Apartment Two-bedroom (3+kk)

120.1 m², Prague 2, Vinohrady, Italská

Sold





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Total area	143 m ²
Floor area*	120 m ²
Terrace	23 m ²
Parking	-
Cellar	Yes
PENB	E
Reference number	37615

This apartment that faces a green courtyard offers sublime living in an above-standard residential project right next to náměstí Míru Square and within walking distance of Riegrovy Sady Garden. The apartment building was built at the beginning of the 20th century by the Vršovice builder Antonín Holeček, the author of many important buildings. Currently, the building is being completely renovated. Final approval is expected in July 2021.

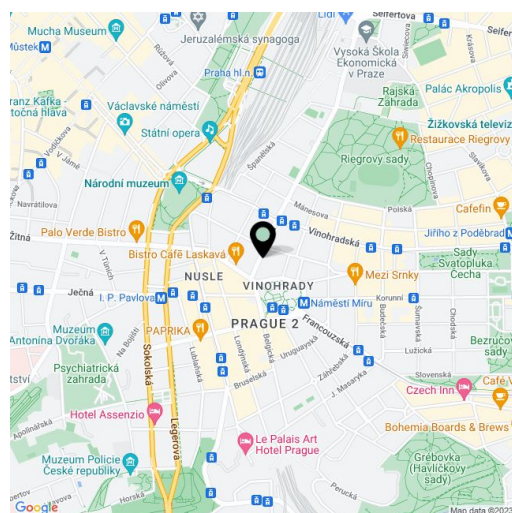
The entrance level of the apartment is on the 5th floor, but the apartment is located on the 6th floor. The layout consists of a spacious living room with a preparation for a kitchen, two bedrooms (each with en-suite bathroom), a separate toilet, and a utility room. All rooms have access to a **southeast-facing terrace** towards the greenery in the quiet courtyard.

The project consists of a thorough, complete reconstruction that respects the original architect's intention, which is, however, sensitively complemented by modern amenities. The apartment boasts **first-class materials** from the world's leading manufacturers and the interior will be finished to a **standard selected by the client**. All standards include wooden casement windows, **oak parquet floors**, **Graniti Fiandre** tiles, Grohe and Laufen bathroom sanitary ware, and lacquered interior doors. Heating is by an **electric boiler**. The unit comes with a **cellar**.

The building is located in the **sophisticated Vinohrady district** near the Na Vinohrady Theater. The area is full of cafes, bistros and restaurants, shops, and businesses. It is also easily accessible—two line A metro stations (Náměstí Míru and Muzeum) and one line C station (I. P. Pavlova) are close-by. Vinohrady is home to several beautifully landscaped parks. **Riegerovy Sady Park** is right by the building and **Grébovka Park** is only a short walk away. The city center can be reached on foot in only a few minutes.

Floor area 120 m², terrace 22.8 m², cellar 3.7 m². Visualizations are illustrative. Viewing is possible in spring 2021.

In addition to regular property viewings, we also offer real-time **video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



* 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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ITALSKÁ

Byt 62 | 3+kk | 6.NP-7.NP

01	Vstupní chodba a schodiště	11.90 m²
02	Chodba	9.51 m²
03	WC	1.76 m²
04	Chodba do ložnice	5.18 m²
05	Koupelna	9.07 m²
06	Ložnice	13.20 m²
07	Chodba do pokoje	3.87 m²
08	Koupelna	3.46 m²
09	Pokoj	12.62 m²
10	Obývací pokoj a kuch. kout	36.99 m²
11	Komora	2.69 m²
12	Technická místnost	4.09 m²
13	Terasa	22.80 m²
14	Sklepní kóje	3.70 m²

Celková hrubá plocha
včetně ostatních ploch a přiček*
a vč. sklepní kóje

120 m²

Orientace

jih - východní

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CHRISTIE'S

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*Plocha bytu (jednotky) udává podlahovou plochu bytu (jednotky) vypočtenou dle zákonných norem (Nařízení vlády 366/2013 Sb.)
Uvedená vyznažení (zeměpisná podoba a návrh zařízení interiéru) a plochy jsou pouze ilustrativní a nemusí zcela odpovídat stavebně-
technickému řešení bytu. Vyznačení zařízení a vybavení nejsou součástí dodávky. Přesný rozsah dodávky a plochy je specifikován ve smlouvě.
Specifikace pro konstrukce, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti".



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