



## An apartment for sale 2+kt/B, 68 sqm, Prague 3 - Vinohrady



🏠 68 m<sup>2</sup> 📖 Vinohradská, Praha 3 - Vinohrady 💰 9 490 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6866</b>	Price	<b>9 490 000 CZK per property</b>
Address	<b>Vinohradská, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>68 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>E - Uneconomical</b>
Floor	<b>3rd floor</b>	Device	<b>No</b>
Balcony	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale a renovated apartment of 2+kt and total usable area of 68 sqm, located on the 3rd floor of a well-maintained apartment building in Vinohrady.

The layout offers a spacious hallway (11.9 sqm), living room with preparation for kitchen (32.3 sqm), bedroom (15.4 sqm) with a small dressing room, which has windows facing a nice courtyard. There is also a spacious bathroom (5.4 sqm) with a bathtub, space for a washing machine and dryer, a separate toilet and a balcony. The apartment underwent a complete renovation in 2023, during which emphasis was placed on the quality of materials and technical workmanship. The premises have wooden flooring, large format tiles, new interior doors, plastic windows with double glazing and security entrance door. The unit is heated by gas and the water is heated by an electric boiler. The apartment has a cellar.

The location of Vinohrady offers great amenities in the immediate vicinity. Many restaurants, cafes, shops and just a few dozen steps away OC Flora. There are several parks within walking distance, such as Parukářka Park, Sady Svatopluka Čecha or Riegrovy sady. Excellent transport accessibility, tram stop is in front of the house, across the street is the entrance to the metro station Flora.

We recommend a tour.