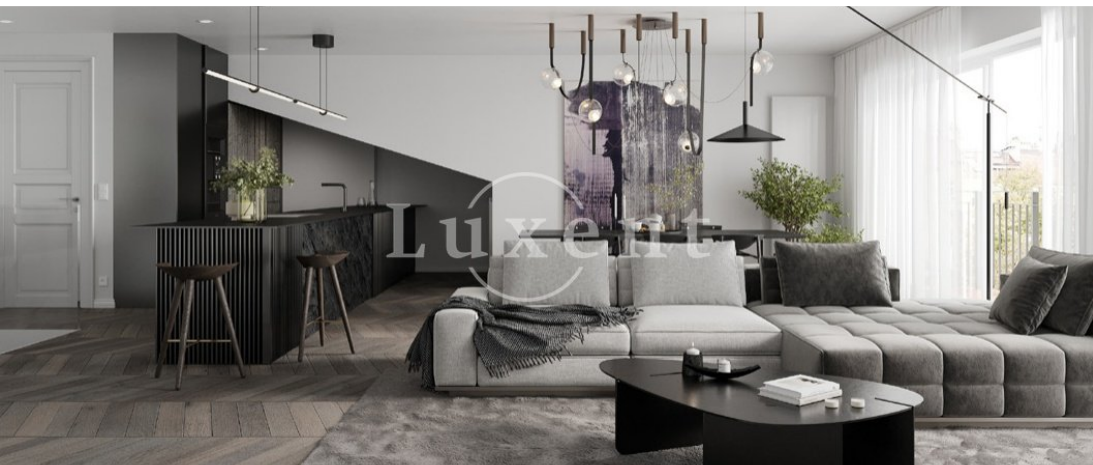




171 m² | Polská, Praha 2 | 61 471 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička

SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	PL-12	Price	61 471 000 CZK
Address	Polská, Praha 2	Type	Apartments
Disposition	4 + kitchenette	Usable area	171 m²
Energy performance of the building	G - Extremely uneconomical	Floor	5th floor
Device	Yes	Parking	Yes
Balcony	2 m²	Terrace	12 m²
Cellar	3 m²	Lift	Yes

About real estate

We offer for sale an apartment 4+kt with a total area of 188,4 sqm with a balcony and a terrace, in a newly built project at a prestigious address in Prague Vinohrady. The house is currently undergoing a complete renovation, which carefully preserves and restores all the original craftsman details, while combining them with contemporary interior design according to the latest standards. This house, built according to the plans of the builder Josef Rokos for the builder Alois Kaštík in the historicist style, is characterized by the romantic articulation of the street facade combined with Art Nouveau elements.

Each unit boasts exceptional quality standards that include functional interior workmanship, hardwood floors, first-class sanitation, lighting, plumbing, heating and much more. The apartment is air-conditioned. Each apartment has a cellar. Parking space in the building is not included in the purchase price of the unit. The place can be added to the apartment units 4+kk and 5+kk.

The project is located in the sought-after Prague district of Vinohrady, which is famous for its unique atmosphere and rich history. The location is surrounded by several important parks, including the vast Riegrovy Sady, which provides residents with great opportunities for relaxation and walks. Thanks to the proximity of Jiřího z Poděbrad Square, there is an excellent infrastructure with many cafes, restaurants and shops.

The Vinohrady district is known for its excellent public transport accessibility. Nearby there are metro stations A - Náměstí Míru and Jiřího z Poděbrad, which provides fast connections to the city centre and other parts of Prague. The surrounding area also offers a wealth of cultural and social activities, including theatres, galleries and music clubs. The historical value of Vinohrady is blended with modern lifestyle, making the project an attractive location for living.

For more information contact the broker.