



17,700,000 CZK

Two bedroom apartment with balcony for sale: Praha 2 - Vinohrady, Americká street
Americká, Praha 2

registration number	26106
type of contract	sale
area	90 sqm
balcony	yes
PENB energy label	G

property type	flat
disposition	3+kk
floor	2nd floor
terrace	no

We offer for sale an elegant 3+kk (2-bedroom) apartment (89.7 sq m) with a balcony (2.3 sq m) on the 2nd floor of a well-maintained apartment building with an elevator in the prestigious residential location of Prague 2 - Vinohrady. The apartment features high ceilings, preserved original parquet floors, and a practical layout that separates the living and private areas. The heart of the apartment is a spacious living room with a dining area and kitchen. The private area offers two separate, independent bedrooms facing a quiet courtyard. The master bedroom boasts an en-suite bathroom with a shower and toilet, as well as access to the balcony. There is also a second bathroom with a bathtub and sink, and a separate toilet. The bathrooms feature underfloor heating. The apartment is heated by an electric boiler, and hot water is provided by an electric water heater. The entrance hallway is equipped with a practical built-in wardrobe. The Královské Vinohrady location offers complete civic amenities, renowned restaurants, cafes, and shops, with Grébovka and Riegrovy sady parks perfect for relaxation. Metro and tram stations Náměstí Míru and I. P. Pavlova are within excellent walking distance, and there is quick car access to the Prague highway (Magistrála). The apartment is an excellent choice for premium family living as well as a secure long-term investment. Viewing highly recommended. Mortgage financing available—we will gladly assist with the process. Energy efficiency rating G is listed temporarily (Act No. 406/2000 Coll.) and will be updated upon receiving the official certificate.