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14,800,000 CZK

Sale of 2-bedroom apartment with balcony: Prague 2 - Vinohrady, Moravská Street
Moravská, Praha 2

Price including commission and legal services

registration number	**26119**	property type	**flat**
type of contract	**sale**	disposition	**3+kk**
area	**75 sqm**	floor	**3rd floor**
balcony	**yes**	terrace	**no**
PENB energy label	**G**		

We exclusively offer for sale a bright and practically designed 2-bedroom (3+kk) apartment with a balcony and a cellar. The apartment is situated on the 3rd floor (4th floor above ground) of a well-maintained apartment building with an elevator in the prestigious residential area of Vinohrady, Prague 2, in the quiet Moravská Street. With a total floor area of 75 sq. m., the apartment features a bright living room with a kitchenette and access to a balcony (1.75 sq. m.), a hallway with a custom-made built-in wardrobe and bookshelf, a master bedroom with a built-in wardrobe and an en-suite bathroom with a shower and toilet. Furthermore, there is a second bedroom facing a quiet courtyard with mature trees, a second separate bathroom with a bathtub and toilet, and 2 storage rooms – one used for storage and the other as a utility room housing a washing machine and a gas boiler. The rooms feature wooden floors, while the other areas are tiled. The apartment boasts high ceilings and wooden Euro-windows ensuring excellent thermal and acoustic insulation. A cellar (2.5 sq. m.) belongs to the apartment. The property is located in the highly sought-after district of Prague 2 - Vinohrady, within walking distance of Náměstí Míru and Náměstí Jiřího z Poděbrad, both providing metro and tram stations. Popular nearby parks include Riegrovy Sady and Havlíčkovy Sady (Grébovka), ideal for relaxation and sports activities. The neighborhood offers complete civic amenities, including renowned restaurants, cafes, shops, farmers' markets, schools, and kindergartens. Excellent transport accessibility is ensured both by public transport (MHD) and by car. This apartment represents an attractive opportunity for comfortable family living or as a long-term investment in one of Prague's most desirable residential locations.