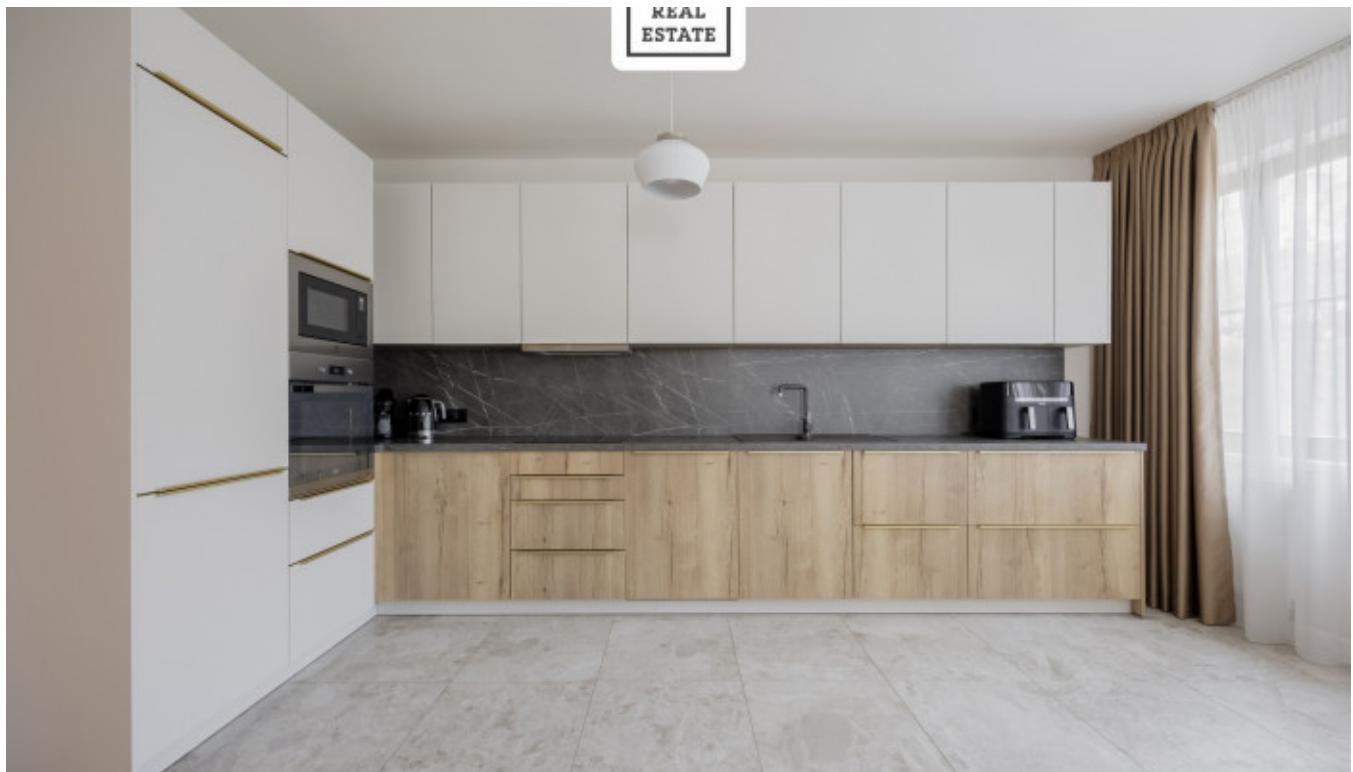


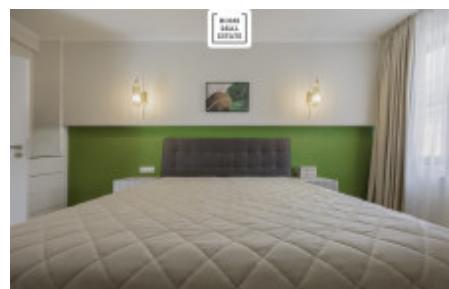


Sale flat 3+kk, 95 m² - Francouzská, Vršovice



Realtor: **Francesco** (3000)
2+kk 95 m² 3 bedrooms

| | | |
|------|--------------|---------------------|
| 1.01 | Kuchyně | 8 m ² |
| 1.02 | Sál | 20 m ² |
| 1.03 | Koupelna | 6 m ² |
| 1.04 | WC | 1,5 m ² |
| 1.05 | Dětský pokoj | 10,5 m ² |
| 1.06 | Spálka | 10,5 m ² |
| 1.07 | Koupelna | 6 m ² |
| 1.08 | Kuchyně | 8 m ² |



Home Real Estate is pleased to offer for sale a luxuriously furnished apartment after a complete renovation, with a total area of 94.7 m² + terrace approx. 5 m², located on the 4th floor of a renovated and insulated building with an elevator, in a prime location on the border of Královské Vinohrady and Vršovice.

Apartment Features:

- Renovation carried out with attention to detail and designer input
- Ample storage space
- All furniture and lighting included as shown in photos

Layout:

- Entrance hall providing access to all rooms and the terrace overlooking a quiet courtyard
- Spacious Bedroom 1 facing U Staré Sokolovny
- Spacious Bedroom 2 (currently used as a children's room)
- Large living room with custom fully equipped kitchen, dining area for 4-6 guests, sofa, and bookshelf
- Bathroom with bathtub/shower, washbasin with cabinet, LED mirror, additional WC, washer and dryer
- Utility/technical room (cleaning supplies, gas condensing boiler)
- Separate WC with washbasin
- Heating & Cooling:
 - Gas condensing boiler with radiators and room thermostat
 - Air conditioning units in both bedrooms

Summary:

- 2× WC
- 1× technical room
- 2× bedrooms
- 1× large living room
- 1× bathroom
- 1× terrace

Potential 4+KK Layout:

Thanks to the apartment's layout, number of windows, and generous space, it is possible to create a 4+KK configuration by adding a partition and interior doors, providing an additional separate room facing Francouzská Street and U Staré Sokolovny. This room could serve as a children's room, study, guest room, or art studio. The owner is willing to include this modification in the sale price upon agreement.

Location:

Highly sought-after area on the border of Vinohrady and Vršovice, offering quick access to Prague city center and full civic amenities. Mature trees, excellent restaurants, and the popular Heroldovy sady park nearby. The building is within walking distance to Vršovické náměstí tram stop.

Transport:

- Tram stops Krymská and Ruská nearby, connecting to multiple main tram lines
- Náměstí Míru (Metro A) - 5 minutes
- I. P. Pavlova (Metro C) - 10 minutes
- Vltava riverbank - 15 minutes
- Easy walking access to Vinohrady's shops, cafes, and restaurants
- Key bus lines and Slavia / Nádraží Eden railway hub within walking distance

Price: CZK 19,500,000 incl. legal services and agency commission

Availability: Immediate

For more information or to arrange a viewing, please contact the real estate agent or fill out the form below.

| | | | |
|---------------|---------------------------|--------------------------|--------------------------|
| ID | 36739 | Price per m ² | 189 369 Kč |
| Price | 17 990 000 Kč | Offer | Sale |
| Group | 3+kk | Furnished | Furnished |
| Location | Francouzská | Ownership | Personal |
| Usable area | 95 m ² | Floor | 4 - Floor |
| City | Prague | District | Vršovice |
| City district | Vinohrady | Status | On sale |