



Sale flat 4+kk, 95 m2 - Francouzská, Vrřovice



Brand name: Professional 2020

Room	Area (m ²)
Living	27.00
Kitchen	8.00
Bedroom	12.00
Bath	5.00
Hallway	3.00
Corridor	1.00
Storage	1.00
Other	1.00
Total	68.00



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.

Potential 4+K Layout:

Thanks to the apartment's generous layout, large number of windows, and spacious rooms, it is possible to create a 4+1 layout by adding a partition and interior doors. This would create an additional separate room facing Francouzská Street and U Staré Sokolovny, ideal as a children's room, study, guest room, or art studio. The owner is prepared to include the partition in the sale price by agreement with the buyer.

Apartment Features:

- Renovation completed with attention to detail and designer input
- Ample storage space
- All furniture and lighting shown in photos are included in the price

Layout:

- Entrance hall providing access to all rooms and the terrace overlooking a quiet courtyard
- Spacious Bedroom 1 facing U Staré Sokolovny
- Bedroom 2 (currently used as a children's room)
- Large living room with custom kitchen fully equipped with appliances, dining area with table for 4-6 guests, sofa, and bookshelf
- Bathroom with bathtub/shower, washbasin with cabinet, LED mirror, additional WC, washer and dryer
- Study or additional children's room
- Utility/technical room (cleaning supplies, gas condensing boiler)
- Separate WC with washbasin
- Terrace
- 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× study / children's room (can be converted into separate room)
- 1× bathroom
- 1× terrace

Location:

Highly sought-after area on the border of Vinohrady and Vršovice, with excellent access to the city center and full civic amenities. Mature trees, excellent restaurants, and the popular Heroldovy sady park nearby.

Transport:

- Tram stops Krymská and Ruská within walking distance
- 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
- Close to key bus lines and Slavia / Nádraží Eden railway hub

Price: CZK 19,550,000 incl. legal services and real estate commission

Availability: Immediate

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

ID	36740	Price per m ²	189 369 Kč
Price	17 990 000 Kč	Offer	Sale
Group	4+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