



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 2-bedroom apartment (89.7 sqm) with a balcony (2.3 sqm), located on the 2nd floor of a well-maintained apartment building with an elevator in the prestigious residential district of Prague 2 - Vinohrady. The apartment is distinguished by its high ceilings, beautifully preserved original parquet flooring, and a practical layout that clearly separates the living and private areas. The heart of the apartment is a spacious living room with a dining area and fully equipped kitchen. The private area comprises two separate, non-passing bedrooms, both overlooking the quiet courtyard. The master bedroom features an en-suite bathroom with a walk-in shower and toilet, as well as direct access to the balcony. The apartment also offers a second bathroom with a bathtub and washbasin, plus a separate toilet. Both bathrooms are equipped with underfloor heating. Heating is provided by an electric boiler, while hot water is supplied by an electric water heater. The entrance hallway features a practical built-in wardrobe. The sought-after Vinohrady neighborhood offers excellent amenities, including renowned restaurants, cafés, shops, bistros and a wide range of services. For leisure and relaxation, the nearby Grébovka and Riegrovy Sady parks provide plenty of green space. The apartment enjoys excellent walking access to the Náměstí Míru and I. P. Pavlova metro and tram stations, while convenient access to Prague's main arterial road is available by car. This attractive property is an excellent choice for premium family living as well as a secure long-term investment. A private viewing is highly recommended. Mortgage financing is available, and we will be happy to assist you with arranging the financing. Energy performance rating G is currently stated on a temporary basis, in accordance with Act No. 406/2000 Coll. The rating will be updated upon receipt of the official energy performance certificate.