

For Sale: Romantic Attic Conversion in the Historic Center of Prague

We offer for sale charming and romantic 1-bedroom attic conversion (2+1, 65 m²), that has been renovated and is partially furnished. It is located in the historical center of Prague in the beautiful neighborhood of Vinohrady, about 7-minute walk from the Wenceslas Square.

The attic condominium has been completely renovated. It is very nice, in topnotch condition. Beech wood floors throughout.

The heating in the attic apartment and the hot water production is ensured by your own efficient gas boiler, brand name Junkers.

The attic apartment is located in the fifth floor and it has its own separate key entrance from the elevator, as well as the neighboring apartment.

The Building and Its Surroundings

The house was built in 1911. This was originally the 12th house built in the Prague's neighborhood Vinohrady. The building has newly built, modern elevator. There is well functional home owners association in the building. It is located in the center of Prague, about 10 minute walk from Venceslas Square with plenty of amenities in the vicinity. There are all kinds of restaurants, shops, patisseries, hotels, schools, fitness centers and also many cultural and entertainment facilities.

The exact address is [Praha 2, Bělehradská 98](#).

Examples of Nearby Points of Interest: Saint Ludmila Church, Tyl Square, Peace Square, Čelakovského Sady, National Museum, Church of the Virgin Mary and Charlemagne in Karlov, Michna's Summerhouse, Police Museum, Little Vinohrady Theatre, Eva Hrušková and Jan Přeučil Theatre, Vinohrady Theatre, U Hasičů Theatre, Folimanka Park and Albertov Stairs, Rieger Gardens, The Original Švejk Restaurant U Kalicha, The Antonín Dvořák Museum, The Gynecology and Maternity Faculty Hospital of St. Apollinaire - Department of Pediatrics and Adolescent Medicine, Clinic of Occupational Medicine, Dental Clinic, General Faculty Hospital, Municipal Court, Vinohrady Pavillion Shopping Center, Czech Broadcast Radio Station.

Public transportation is provided by metro (station I.P. Pavlova) and trams. The building consists of 10 apartments and 2 shops.

Residence Features

This attic condo is partially furnished. You'll find here amongst other things:

- Complete Kitchen Equipped with All the Appliances;
- Electrolux Range Hood;
- AEG Flat Top Induction Stove;
- Built-in Electrolux Multifunctional Oven (Grill, Defroster, Hot Air,...);
- Built-in Electrolux dishwasher with Fuzzy Logic function;
- TV Wiring

Price

The Sales Price is 4 795 000,- CZK (approximately 239 750 USD)

There are no fees on top of the sales price. There is no commission to be paid. The Real Estate Transfer tax (up until the 31.12.2012), the purchase contract, the funds deposit at the lawyers office and the revenue stamps are all paid by the seller. It is possible to obtain a mortgage loan.

The Photo Gallery

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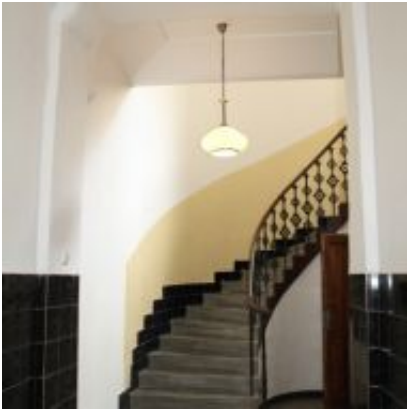
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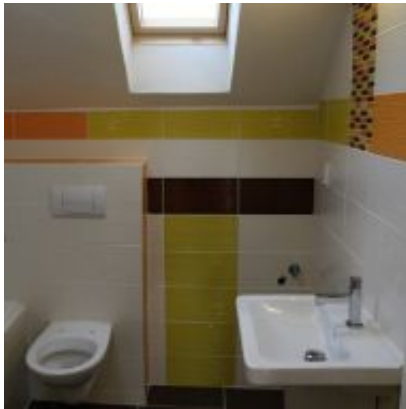


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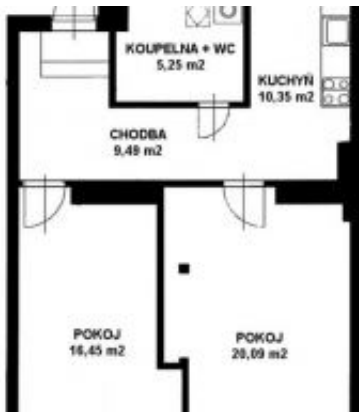




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If you have any questions, or if you are interested in viewing, please send an email to info@neo.cz