



🏠 61 m<sup>2</sup> 📄 Vinohradská, Praha 2 - Vinohrady 🏠 18 226 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>VN67-26</b>	Price	<b>18 226 000 CZK</b>
Address	<b>Vinohradská, Praha 2 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>61 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>Partly</b>	Balcony	<b>Yes</b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale 2+kt apartment with a balcony in the Vinohradská 67 residential project in the prestigious Prague 2 location. This unit is an ideal choice for both personal living and as an investment opportunity with long-term appreciation potential.

The total area of the unit is 60,9 m<sup>2</sup>, and the apartment is designed to a high standard. The living space is complemented by FREVINI MONACO wooden flooring, laid in a chevron pattern. The interior doors combine classic wooden elements with steel glass doors with textured and clear glass, emphasizing the modern character of the space. The apartment has a cellar.

The electrical installation is fitted with JUNG LS 990 designer switches and sockets. The apartment has recessed McLED TORO spotlights and, of course, a wall-mounted air conditioning unit to ensure comfort in the summer months.

The bathroom is equipped with LAUFEN KARTELL sanitary ware, and EMIL CERAMICA ceramic tiles in modern shades give the bathroom a timeless look.

The project sensitively combines the lively urban rhythm of Vinohrady with the historical character of the building, which is undergoing a complete and precise renovation according to the highest current standards. Emphasis is placed not only on the technical quality of the workmanship, but also on detail, functional layouts, and representative common areas. Precision is truly the hallmark of the entire project.

The building will offer a total of 41 residential units spread over 8 floors. The project is scheduled for completion in 2028.

Vinohrady has long been a sought-after address, combining city life with the pleasant atmosphere of a residential neighborhood. In the immediate vicinity, there are a wide range of amenities, cafes, restaurants, bistros, and well-kept parks. There is also excellent public transport access, allowing you to reach the city center in a matter of minutes.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
VN67-1	1 + kitchenette	1st floor	38 m <sup>2</sup>	No / No / No	No	10 903 000 CZK
VN67-2	1 + kitchenette	1st floor	38 m <sup>2</sup>	No / No / No	No	11 010 500 CZK
VN67-3	1 + kitchenette	1st floor	37 m <sup>2</sup>	No / Yes / No	No	10 340 000 CZK
VN67-4	2 + kitchenette	2nd underground floor	73 m <sup>2</sup>	No / No / No	Yes (25 m <sup>2</sup> )	11 980 000 CZK
VN67-5	2 + kitchenette	2nd underground floor	59 m <sup>2</sup>	No / No / No	Yes (12 m <sup>2</sup> )	11 895 000 CZK
VN67-6	2 + kitchenette	1st underground floor	81 m <sup>2</sup>	No / Yes / No	No	19 875 000 CZK
VN67-7	2 + kitchenette	1st underground floor	52 m <sup>2</sup>	No / Yes / No	No	12 645 000 CZK
VN67-8	2 + kitchenette	ground floor	84 m <sup>2</sup>	No / Yes / No	No	17 945 000 CZK
VN67-9	2 + kitchenette	ground floor	55 m <sup>2</sup>	No / Yes / No	No	13 150 000 CZK
VN67-10	2 + kitchenette	1st floor	62 m <sup>2</sup>	No / Yes / No	No	17 811 000 CZK
VN67-11	2 + kitchenette	1st floor	58 m <sup>2</sup>	No / Yes / No	No	16 670 000 CZK
VN67-12	2 + kitchenette	1st floor	48 m <sup>2</sup>	No / No / No	No	14 031 000 CZK
VN67-13	2 + kitchenette	2nd floor	54 m <sup>2</sup>	No / Yes / No	No	16 203 000 CZK
VN67-14	2 + kitchenette	2nd floor	74 m <sup>2</sup>	No / Yes / No	No	22 591 000 CZK
VN67-15	2 + kitchenette	2nd floor	59 m <sup>2</sup>	No / Yes / No	No	17 662 000 CZK
VN67-16	3 + kitchenette	6th floor	110 m <sup>2</sup>	No / No / No	No	33 409 500 CZK
VN67-17	3 + kitchenette	5th floor	94 m <sup>2</sup>	No / No / No	No	28 766 000 CZK
VN67-18	3 + kitchenette	4th floor	90 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	27 034 000 CZK
VN67-19	3 + kitchenette	3rd floor	86 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	26 355 000 CZK
VN67-20	3 + kitchenette	2nd floor	86 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	24 930 000 CZK
VN67-21	2 + kitchenette	2nd floor	47 m <sup>2</sup>	No / Yes / No	No	13 250 000 CZK
VN67-22	2 + kitchenette	2nd floor	49 m <sup>2</sup>	No / No / No	No	14 820 000 CZK
VN67-23	2 + kitchenette	3rd floor	54 m <sup>2</sup>	No / Yes / No	No	16 296 000 CZK
VN67-24	2 + kitchenette	3rd floor	78 m <sup>2</sup>	No / Yes / No	No	23 436 000 CZK
VN67-25	2 + kitchenette	3rd floor	50 m <sup>2</sup>	No / No / No	No	15 429 000 CZK
VN67-26	2 + kitchenette	3rd floor	61 m <sup>2</sup>	No / Yes / No	No	18 226 000 CZK
VN67-27	2 + kitchenette	3rd floor	48 m <sup>2</sup>	No / Yes / No	No	14 317 000 CZK
VN67-28	2 + kitchenette	4th floor	80 m <sup>2</sup>	No / Yes / No	No	24 243 000 CZK
VN67-29	2 + kitchenette	4th floor	50 m <sup>2</sup>	No / No / No	No	15 449 000 CZK
VN67-30	2 + kitchenette	4th floor	54 m <sup>2</sup>	No / No / No	No	16 210 000 CZK
VN67-31	2 + kitchenette	4th floor	58 m <sup>2</sup>	No / No / No	No	17 429 000 CZK
VN67-32	2 + kitchenette	4th floor	57 m <sup>2</sup>	No / No / No	No	17 337 000 CZK
VN67-33	2 + kitchenette	5th floor	64 m <sup>2</sup>	No / Yes / No	No	18 522 500 CZK
VN67-34	2 + kitchenette	5th floor	56 m <sup>2</sup>	No / No / No	No	16 818 000 CZK
VN67-35	2 + kitchenette	5th floor	90 m <sup>2</sup>	No / No / No	No	24 331 000 CZK
VN67-36	2 + kitchenette	5th floor	93 m <sup>2</sup>	No / Yes / No	No	24 716 500 CZK