



🏠 185 m<sup>2</sup> 📄 Helénská, Praha 2 - Vinohrady 🏠 44 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz  
+420 720 310 300

Order number	<b>N7192</b>	Price	<b>44 500 000 CZK</b>
Address	<b>Helénská, Praha 2 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>185 m<sup>2</sup></b>
Floor area	<b>191 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>3rd floor</b>
Apartment type	<b>Maisonette</b>	Device	<b>No</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Cellar	<b>6 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a brand new duplex apartment 4+kt with a floor area of 190.8 sqm in a sought-after location in Prague Vinohrady, in Helénská street. The apartment with three bathrooms is situated on the 4th and 5th floor of a unique residence with an emphasis on preserving the original historical elements, thus offering a high standard of living with a unique atmosphere. It includes a parking space in the garage and a cellar.

The interior includes an entrance hall with cloakroom and separate toilet, as well as a dining room with preparation for a kitchenette and an adjoining living room with exceptionally high ceilings. Upstairs there are three spacious bedrooms, each with its own dressing room and bathroom (bath, shower, toilet) and a utility room.

The residence was created thanks to the extensive renovation of a historic apartment house from 1924 by the prominent First Republic architect Max Spielmann.

Three-layer wooden parquet floors, large-format tiles in the bathrooms. Windows with triple glazing, quality frameless doors, Duravit equipment. Underfloor heating in all rooms (independently adjustable), primary source is air-water heat pump. Bivalent source is a gas condensing boiler. There is also air conditioning in each living room.

Vinohrady is one of the most sought after and exclusive locations, as evidenced by the prevalence of architecturally and historically extremely valuable apartment buildings. Despite the city centre itself, it is a quiet residential area with a significant proportion of greenery. The location within the city is quite ideal in terms of transport accessibility and amenities. There are kindergartens and primary schools, a number of restaurants, cafes and cultural and sports facilities in the vicinity. For relaxation and recreation you can use, among others, Rieger's Orchards, which are in close proximity.