



# Residence Grafická 25

Quiet living in the city center  
**2+kk 57,7m<sup>2</sup>**

Modern, bright apartment on a quiet street close to the Anděl metro station with excellent access to the center of Prague. The apartment is energy-efficient, as it is in the attic and is insulated above standard.

During the construction, nothing was spared, so it features above-standard equipment such as air conditioning, wooden sash windows, stairs and handrails made of solid wood, Velux roof windows (triple glass), security doors with Sapeli oak veneer (RC2), Rako tiling and paving - Block series, Gröhe faucet, and a sink, shower, and bath all from Laufen.

The apartment was made with sensitivity and precision, and the quality is evident in all details and design. Heating and water heating is provided by a Vaillant condensing gas boiler. Heating is also possible with air conditioning units. Everything is guaranteed for two years.

<b>Layout:</b>	2+kk
<b>Size:</b>	57,7 m <sup>2</sup>
<b>Floor:</b>	Floor – 5th floor out of 5
<b>Furnishings:</b>	no
<b>Elevator :</b>	yes
<b>Building composition:</b>	brick
<b>Heating :</b>	gas boiler
<b>Year of reconstruction:</b>	2022



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[www.residence-graficka25.cz](http://www.residence-graficka25.cz)

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## FLOOR PLAN

- 1 - hall** (3,36m<sup>2</sup>)
- 2 - bathroom** (4,94m<sup>2</sup>)
- 3 - walk-in closet** (3,12m<sup>2</sup>)
- 4 - living room + kitchen** (31,08m<sup>2</sup>)
- 5 - bedroom** (15,86m<sup>2</sup>)

\*Plocha místností je pouze orientační

