



## Apartment Two-bedroom (3+1)

Rented

125 m<sup>2</sup>, Prague 2, Vinohrady, Belgická





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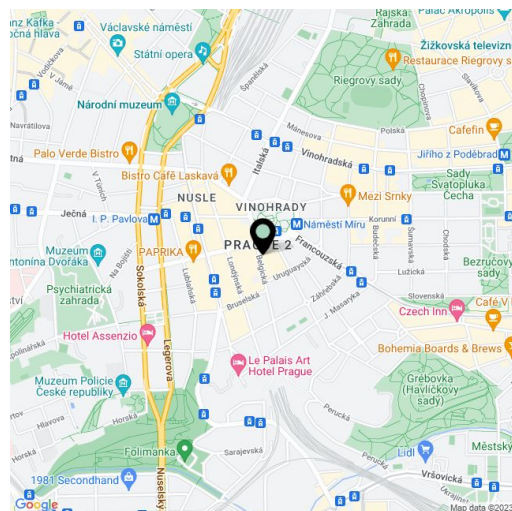
125 m², Prague 2, Vinohrady, Belgická

Total area	125 m²
Parking	-
Cellar	-
PENB	G
Reference number	4052
Available from	Immediately

Boasting a glass extension (living room), a terrace and a garden, this is an attractive, newly fully refurbished 2-bedroom apartment. Situated on the upper ground floor of a completely renovated traditional building in a beautiful tree lined street in a trendy part of Vinohrady, one of the most desirable residential areas of Prague. Located just a two min. walk from trams and metro station at Náměstí Míru and I. P. Pavlova Squares, and couple of minutes more from the city center, with the Havlíčkovy and Riegrovy sady parks nearby. Dozens of fine restaurants, sidewalk cafes, and coffee shops can be enjoyed in the area.

The prominent feature of the apartment is a spacious **air-conditioned glass extension - a living room / winter garden** overlooking the tranquil courtyard providing abundance of sunlight as well as access to a spacious private **terrace and garden** with a barbecue. The glass facade can be completely opened to join the living room with the terrace. The privacy of the tenants is protected by a special foil installed in the glass living room (incl. the roof) providing also thermal insulation, curtains and green fencing in the garden. There is a fully fitted open plan kitchen and a dining area, plus two bedrooms situated high above street level and to the rear of the apartment. The bathroom is equipped with a bathtub, a walk-in shower and a toilet, and there is an additional guest toilet.

Quality equipment and finishes, high ceilings (3.8 m), **hardwood floors**, tiles, washer / dryer, storage, alarm. Monthly deposit for service charges and utilities: CZK 7,000. Possible to furnish at a higher rent. Available from December 2020.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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