



## Apartment Two-bedroom (3+kk)

Rented

113 m<sup>2</sup>, Prague 10, Vršovice, Sámova





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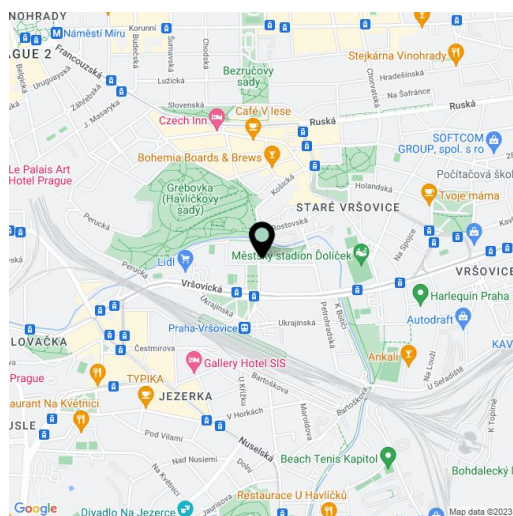
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Total area	138 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Garden	32 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Building charges CZK 3,800/person/month. Additional person CZK 1,000/month. Electricity - transferred to the tenant.
PENB	G
Reference number	101104
Available from	Immediately

This modern air-conditioned 2-bedroom apartment with a front garden is on the 1st floor of a newly built residence with a timeless design in the Art Deco tradition by the "Znamení Čtyř Architectural Studio." Located on the border of Vinohrady and Vršovice, on a quiet street within easy reach of full amenities and with quick access to the city center and popular Havlíčkovy Sady Park. Conveniently located for the Eden shopping center and multiple sports facilities.

The apartment offers a spacious living room with a fully equipped kitchen and access to a south-facing terrace and to the garden, 2 bedrooms (one of them with an equipped dressing room), a bathroom with a shower and toilet, another separate toilet, a utility room with a washer and dryer, and an entrance hall.

The high standard equipment includes wooden parquets and tiles, French windows, central heating, a security entrance door, el. controlled front-window blinds, alarm, and awning on the terrace. One garage parking spot is included in the rent.



\* 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.