



Apartment Two-bedroom (3+kk)

Rented

173 m², Praha 10, Vinohrady, Hradešinská





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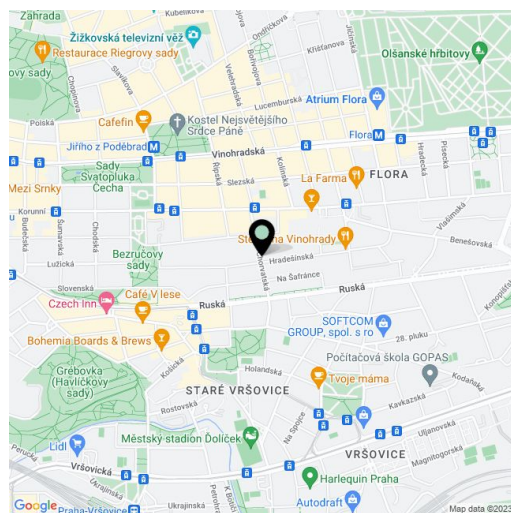
173 m², Praha 10, Vinohrady, Hradešinská

Total area	173 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly fixed payments for services, water, heating, electricity, Internet, and garage maintenance: CZK 10,000.
PENB	B
Reference number	101402
Available from	Immediately

This furnished premium apartment with 2 bathrooms is on the 3rd floor of a new residential building with an elevator. Nicely located in a quiet residential area abundant with stately villas and greenery, in the popular Vinohrady neighborhood, with quick access to the city center. Within easy reach of the Sady Bratří Čapků, Heroldovy, and Bezručovy Sady parks, within walking distance of the Jiřího z Poděbrad and Flora metro stations (line A), as well as complete services and amenities.

The interior features a spacious living room with a fully fitted open plan kitchen, a dining area, and a French window offering far-reaching views, a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (bathtub, walk-in shower, toilet with a bidet shower), a bedroom with a fitted **walk-in closet**, a family bathroom (walk-in shower, bidet, toilet), a fitted **walk-in closet**, a utility room, a guest toilet, and an entrance hall with a built-in wardrobe.

High-standard equipment, heat recovery ventilation, hardwood parquet floors, tiles, security entry door, automatic exterior blinds, central heating, underfloor heating in the bathrooms, washer, dryer, custom-made Hanák kitchen, Miele kitchen appliances, dishwasher, induction cooktop, video entry phone, alarm, cellar. Two garage parking spaces are included.



* 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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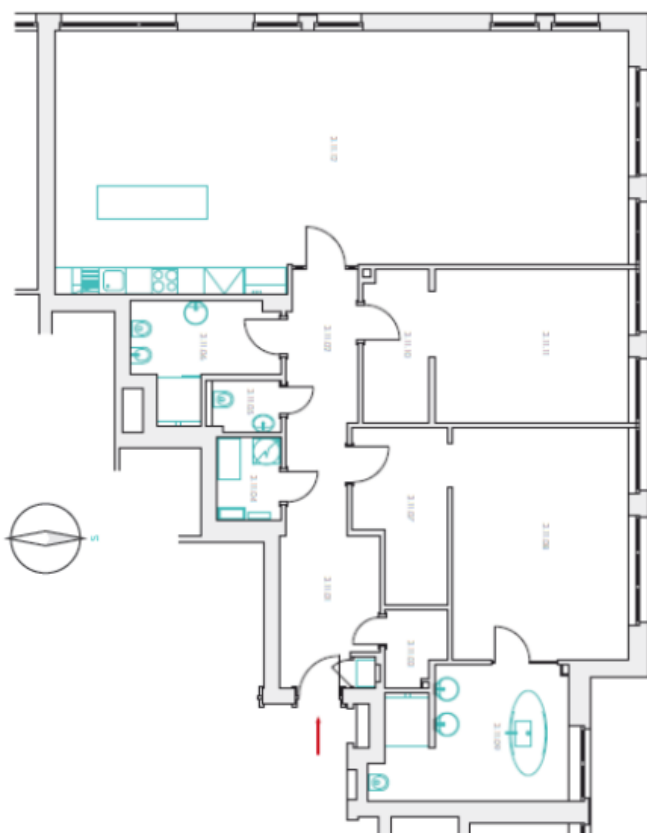
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KRÁLOVSKÉ VINOHRADY ulice Hradešinská

BYT Č. 11

3+KK, plošná výměra bytu 172,7 m²
3 parkovací místa v podzemní garáži,
sklep



TECHNICKÉ INFORMACE

3.11.01	VSTUPNÍ HALA	7,90
3.11.02	CHODBA	9,60
3.11.03	KOCHOKA	2,35
3.11.04	TECHNICKÁ MÍSTNOST	2,85
3.11.05	WC	1,90
3.11.06	KOUPELNA	4,90
3.11.07	ŠATNA	7,60
3.11.08	POKJ. LOŽNICE	21,10
3.11.09	KOUPELNA	12,45
3.11.10	ŠATNA	5,35
3.11.11	POKJ.	15,40
3.11.12	POKJ. + KLIMATIZACE KOUT	72,85

podl. plocha [m²]

