



## Apartment Two-bedroom (3+kk)

Rented

70.4 m<sup>2</sup>, Prague 3, Žižkov, Krásova





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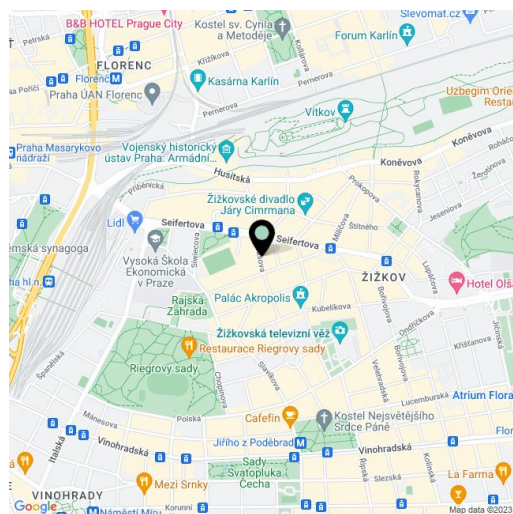
**Rented**70.4 m<sup>2</sup>, Prague 3, Žižkov, Krásova

|                  |   |
|------------------|---|
| Total area       | 81 m <sup>2</sup>   |
| Floor area*      | 70 m <sup>2</sup>   |
| Terrace          | 10 m <sup>2</sup>   |
| Garden           | 39 m <sup>2</sup>   |
| Parking          | Garage parking.   |
| Garage           | Yes   |
| Cellar           | -   |
| Service price    | Monthly deposit for services, water, and heating CZK 6,300 per month. Electricity is billed separately - transferred to the tenant. |
| PENB             | B   |
| Reference number | 102114  |
| Available from   | Immediately   |

This semi-furnished apartment with a terrace and a garden is on the ground/first floor of a new residential project with an elevator and parking, in close vicinity of the Viktoria Žižkov football stadium, situated on a slope on the border of Vinohrady and Žižkov, in a sought-after neighborhood with full amenities within easy reach and great access to the city center. Located a few steps from a tram stop and a few minutes from Riegrovy Sady Park, one stop from the Hlavní nádraží metro station, and within walking distance of the Jiřího z Poděbrad metro station.

The interior features a living room with a fully fitted open plan kitchen, dining area, and access to the **terrace** and **garden** facing the green landscaped courtyard. There is a bedroom with a built-in wardrobe, a small bedroom/study, a bathroom with a bathtub and a toilet, an additional separate toilet, and an entrance hall with a built-in wardrobe.

Wooden floors, tiles, security entry door, automatic exterior blinds, central heating, underfloor heating in the bathroom, washing machine, dryer, dishwasher, induction cooktop, TV, video entry phone. A **garage parking** space is 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.