



## Apartment Three-bedroom (4+kk)

Rented

110 m<sup>2</sup>, Praha 3, Vinohrady, Kolínská





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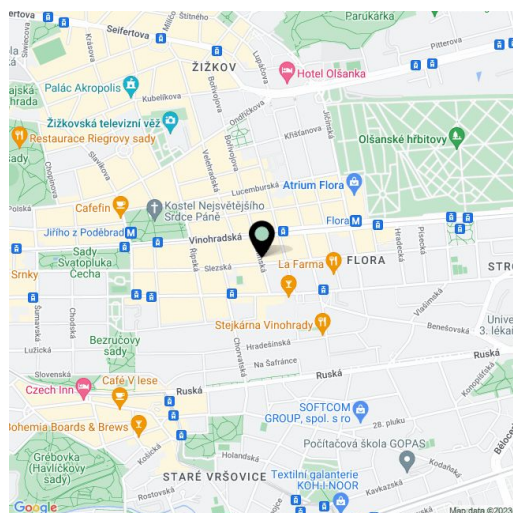
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Total area	152 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Terrace	42 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 850/person. Gas and electricity are billed separately (transferred to the tenant).
PENB	G
Reference number	102442
Available from	Immediately

This bright, quiet furnished split-level attic apartment with 2 bathrooms and 2 terraces is on the fourth floor of a renovated Art Nouveau building with an elevator in the popular residential neighborhood of Vinohrady, with convenient access to the city center and full amenities in the area. The Flora metro station and the Atrium Flora shopping mall are a short walk away, and Jiřího z Poděbrad Square, Riegrovy Sady Park, and Parukářka Park are within walking distance.

The lower level of the apartment includes a spacious living room with a fully fitted kitchen, a bedroom with a 7 sq. m. **terrace** facing the courtyard, a **walk-in closet**/utility room, a bathroom (walk-in shower, toilet), and an entrance hall. The upper floor offers a **gallery**, a master bedroom with a 35 sq. m. **terrace** with panoramic views of the city, a bedroom currently set up as a walk-in closet, and a bathroom (bathtub, bidet, toilet).

**Hardwood oak floors**, tiles, gas boiler, washing machine, dishwasher.



\* 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.