



Apartment Three-bedroom (4+kk)

Rented

116 m², Praha 10, Vinohrady, U Zdravotního ústavu





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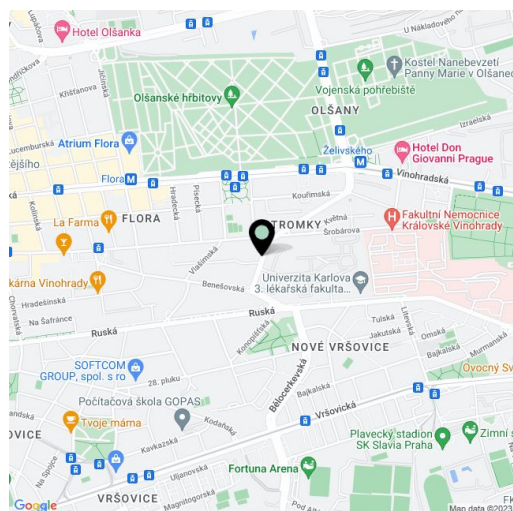
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Total area	132 m ²
Floor area*	116 m ²
Terrace	16 m ²
Front garden	58 m ²
Parking	Two parking spaces on the plot.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services CZK 4,000/month. Energies are paid separately.
Reference number	102529
Available from	Immediately

Modern apartment with a front garden in Vinohrady. This 3-bedroom 2-bathroom unfurnished apartment designed by an architect is on the lower ground floor of a newly refurbished villa with parking and a shared garden with a sauna, summer kitchen with a barbecue, and a children's playground. Located in the highly sought-after residential neighborhood of Vinohrady, full of greenery, with quick connections to the city center and full amenities within easy reach. The Želivského and Flora metro stations (line A), and the Atrium Flora shopping mall are within walking distance.

The interior features a spacious living room with a fully fitted open plan kitchen, dining area, pantry, and library, a master bedroom with an en-suite bathroom (walk-in shower, toilet), two bedrooms, a family bathroom (bathtub, walk-in shower, toilet), a **walk-in closet**, a guest toilet, and an entrance hall. The **terrace** and **front garden** are accessible from the living room and the master bedroom.

Loxone smart home system, concrete **screed floors**, concrete ceilings, custom-made furniture, built-in wardrobes and storage, French windows, exterior blinds, underfloor heating, ceiling cooling, Geberit and Hans Grohe sanitary ware, washing machine, Siemens kitchen appliances, dishwasher, induction cooktop, **cellar**. **Two parking spaces** on the plot are included. There is a common **charging station** for electric cars.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.