



## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 10, Vinohrady, U Zdravotního ústavu





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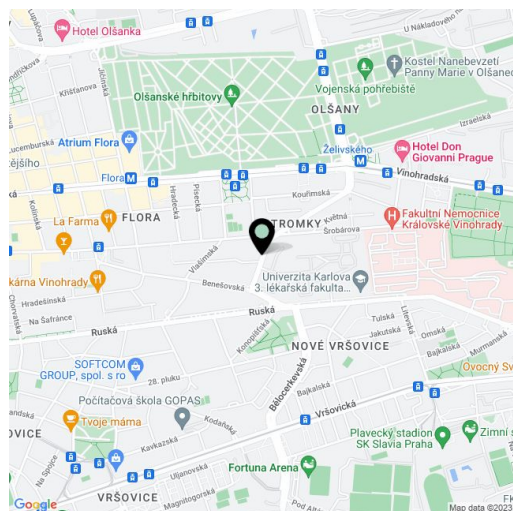
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|                  |  |
|------------------|--|
| Total area       | 88 m <sup>2</sup>  |
| Floor area*      | 85 m <sup>2</sup>  |
| Loggia           | 3 m <sup>2</sup>   |
| Parking          | One parking space on the plot.   |
| Cellar           | Yes  |
| Service price    | Monthly deposit for service charges: CZK 4,000. Utilities are billed separately. |
| PENB             | C  |
| Reference number | 102534   |
| Available from   | Immediately  |

**Contemporary apartment with an enclosed balcony in Vinohrady. This unfurnished 2-bedroom 2-bathroom apartment designed by an architect is on the second floor of a newly refurbished villa with parking and a shared garden with a sauna, a 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 Atrium Flora shopping mall are within walking distance.**

The interior features a living room with a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a bedroom with access to an **enclosed balcony**, a family bathroom (bathtub, bidet, toilet), and an entrance hall.

**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**. **One parking space** on the plot is 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.