



## Apartment One-bedroom (2+kk)

Rented

43.75 m<sup>2</sup>, Prague 3, Vinohrady, Bořivojova





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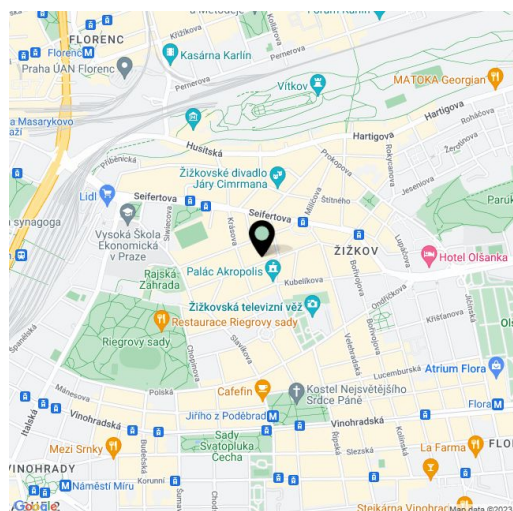
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Total area	47 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges, water and heating CZK 5,500. Electricity is transferred to the tenant.
PENB	G
Reference number	103109
Available from	Immediately

This is a premium newly refurbished unfurnished 1-bedroom apartment with a balcony and meticulous detailed finishes, on the second floor of a completely renovated residential building with a lift, a furnished courtyard and beautiful views of the Žižkov TV Tower. Set on the Vinohrady and Žižkov neighborhood divide, just opposite a manicured park, and minutes from the popular Riegrovy sady Park. Location with full amenities within easy reach, three short tram stops to Hlavní nádraží metro station. Within walking distance of the Jiřího z Poděbrad and Flora metro stations, and the Atrium Flora shopping mall, with a wide variety of dining and cultural options in the area.

The interior features an **air-conditioned** living room with a fully fitted open plan kitchen and a **balcony** facing the courtyard, a bedroom with views of the park on the Žižkovo Square, a bathroom (walk-in shower), a separate toilet, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, tiles, security entry door and cameras, built in cabinets throughout, window blinds, central heating, Catalano bathroom, washer combined with a dryer, designer kitchen, dishwasher, induction cooktop, video entry phone. There is a shared bike room available for tenants. A private cellar can be rented at an extra charge (subject to availability). Can be rented furnished for an additional rent of EUR 70/month.



\* 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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