



## Apartment One-bedroom (2+kk)

Rented

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





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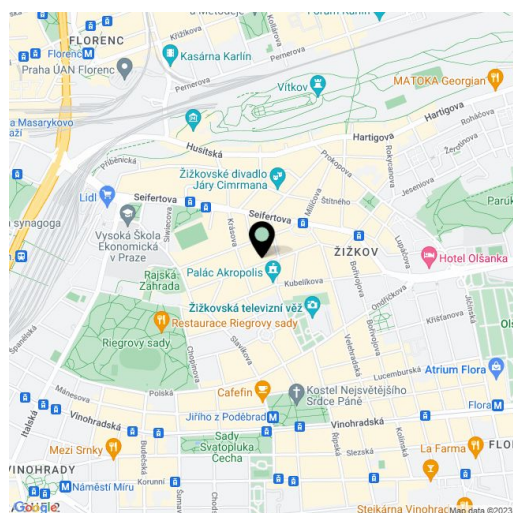
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|                  |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
| Total area       | 42 m <sup>2</sup>                                                                                     |
| Parking          | -                                                                                                     |
| Cellar           | Yes                                                                                                   |
| Service price    | Monthly deposit for services, water, and heating CZK 5,000. Electricity is transferred to the tenant. |
| PENB             | Not required                                                                                          |
| Reference number | 103111                                                                                                |
| Available from   | Immediately                                                                                           |

This premium newly refurbished unfurnished apartment with meticulous detailed finishes is on the 1st floor of a completely renovated residential building with an elevator, furnished courtyard, and beautiful views of the Žižkov TV Tower. On the border of Vinohrady and Žižkov, opposite a manicured park and minutes from popular Riegrovy Sady Park, a location with full amenities within easy reach, three short tram stops to the 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 a living room with a fully fitted open plan kitchen and pantry/utility room, a bedroom with an en-suite 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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