



## Apartment Two-bedroom (3+kk)

Rented

103.9 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská





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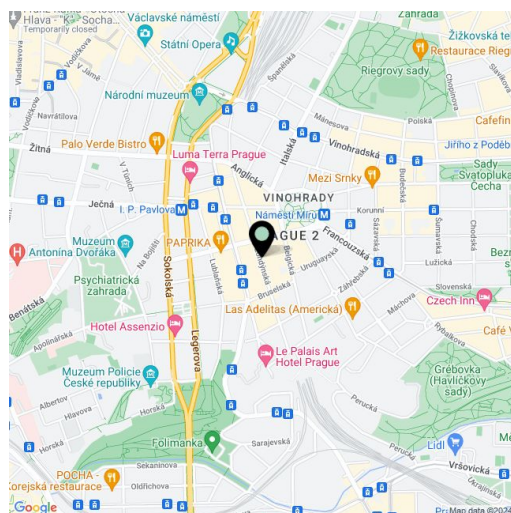
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Total area	107 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 9,511 for one person, each additional person CZK 1,120 . Electricity is billed separately.
PENB	C
Reference number	104064
Available from	Immediately

This newly refurbished and fully furnished high standard 2-bathroom apartment with a balcony is on the 1st floor in a recently completed residence created through the full reconstruction of a Functionalist building with tasteful common areas with original steel windows and a glass elevator. Set in an attractive location on the border of New Town and the elegant Vinohrady district, within easy reach of a full range of services and well-maintained parks. The area is distinguished by a large number of quality restaurants, cafes, and rich cultural facilities, and you can comfortably walk to the Grébovka, Riegrovy, and Čelakovského Sady parks. The Náměstí Míru and I.P. Pavlova metro stations and multiple tram stops are a short walk from the building.

The interior features a living room with a fully fitted open plan kitchen and dining area, 2 bedrooms, 2 bathrooms, an entrance hall, and a balcony accessible from one of the bedrooms.

**High-standard equipment**, lacquered double-layer **hardwood floors**, large-format tiles and **Graniti Fiandre** tiles, **Hansgrohe** sanitary ware, **Vitra** bathroom fittings, security entry door, central heating, washer, dryer, dishwasher, video entry phone.



\* 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.