



## Apartment Two-bedroom (3+kk)

€ 1 663 | CZK 42 000

76 m<sup>2</sup>, Prague 2, Vinohrady, Varšavská





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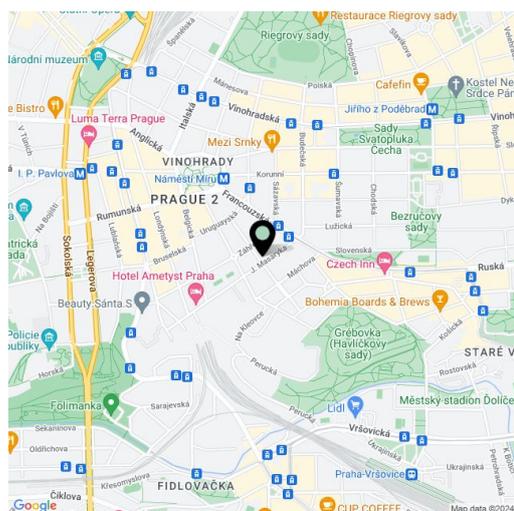
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Total area	79 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Courtyard garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water and heating: CZK 5,500. Electricity is billed separately.
PENB	G
Reference number	105232
Available from	Immediately

This brand new unfurnished 2-bedroom apartment is on the 3rd floor of a new residence - an apartment building with a lift. Wonderfully located on a quiet street in a residential neighborhood of tree-lined streets and parks, sidewalk cafes, restaurants, bars, cultural venues and more, with a great atmosphere and Havlíčkovy Sady Park just down the street. Situated only a few min. walk from Náměstí Míru Square with a metro station and multiple tram links, only a short walk to the city center.

The interior features a living room with a fully fitted open plan kitchen and **balcony** facing a quiet green courtyard, 2 bedrooms with built-in wardrobes, a bathroom including a walk-in shower and a toilet, a **walk-in closet**, a guest toilet, and an entrance hall.

**Hardwood floors**, large-format tiles, central gas heating, De Dietrich appliances, washer, dryer, dishwasher, induction stove top, microwave oven, **cellar**. **Garage parking** is available in the courtyard of the building at CZK 4,000/month. Photos taken from an identical apartment in the building.



\* 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.