



Apartment One-bedroom (2+kk)

Rented

53 m², Praha 2, Vinohrady, Polská





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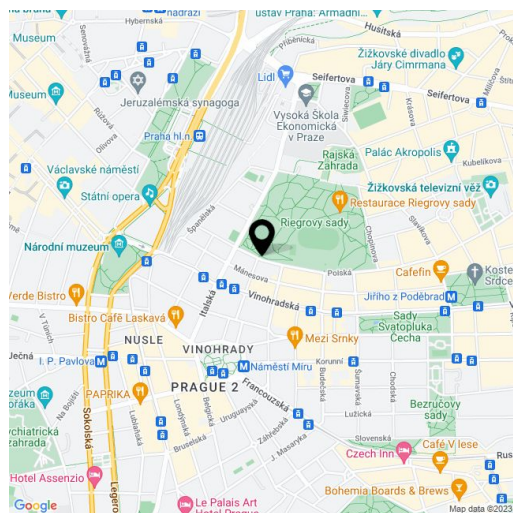
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Total area	54 m ²
Floor area*	53 m ²
Balcony	1 m ²
Parking	Parking can be arranged.
Cellar	-
PENB	G
Reference number	11317
Available from	Immediately

This furnished 1-bedroom apartment with a balcony is on the first floor of a meticulously renovated Art Nouveau building with a lift and a beautiful landscaped courtyard garden. Well located in a quiet street in the immediate vicinity of the Riegrovy sady park, with full amenities within easy reach and just a ten minute walk to Wenceslas Square with access to all three Prague metro lines. Náměstí Jiřího z Poděbrad with a metro station is within walking distance.

The interior includes a bedroom with built-in wardrobes and a balcony facing the courtyard, a living room with a dining area, a fully fitted open kitchen, a shower room with a bidet and a toilet, and an open entrance hall.

High ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, gas boiler, washer, dishwasher, bedding, TV, satellite connection, high-speed Internet. Parking and cleaning is available upon request. Monthly deposit for service charges and utilities: CZK 5,500/month + VAT.



* 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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Apartment No. 1
Byt č. 1

1st floor
1. patro



1.	Entry room	Předsíň	3,00	m ²
2.	Living room	Obývací pokoj	19,35	m ²
3.	Kitchen	Kuchyň	4,70	m ²
4.	Hall	Chodba	4,00	m ²
5.	Bedroom	Ložnice	12,60	m ²
6.	Bathroom + WC	Koupelna + WC	5,14	m ²
7.	Balcony	Balkon	1,00	m ²
	Total	Celkem	49,79	m ²

