



Apartment Two-bedroom (3+1)

Rented

100 m², Prague 2, Vinohrady, Polská





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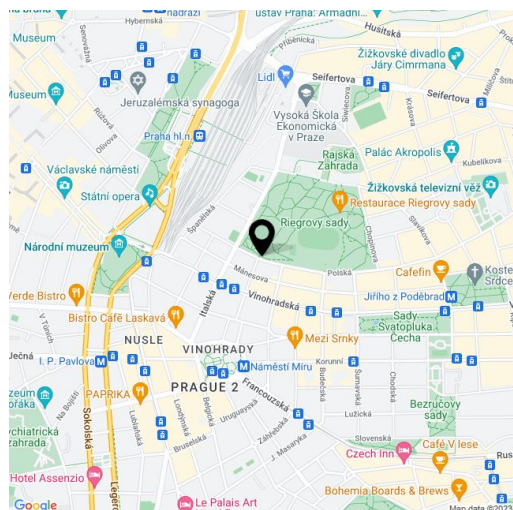
100 m², Prague 2, Vinohrady, Polská

Total area	105 m ²
Floor area*	100 m ²
Balcony	5 m ²
Parking	Parking possible on request.
Cellar	-
PENB	G
Reference number	13174
Available from	Immediately

Fully furnished 2-bedroom 2-bathroom flat with 2 balconies situated on the third floor of a meticulously renovated Art Nouveau building with a lift and a nice courtyard garden. Quiet location in the immediate vicinity of the Riegrovy sady park, just a ten minute walk to Wenceslas Square with access to all three Prague metro lines.

The interior features a spacious living room with a balcony and lovely views of the park, fully fitted and equipped kitchen, two bedrooms (one with a balcony), two marble bathrooms (one for each bedroom), an extra guest toilet, and a walk-in closet with utility area.

Preserved original details, traditional wood parquet floors, high ceilings, large windows, security entry door, built-in wardrobes, massage bath tub, washer, dryer, dishwasher, phone line, TV, high-speed Internet connection. Cleaning and parking possible on request. Monthly deposit for common building charges and utilities CZK 5500 plus VAT. Short term possible for higher rent. Can be rented unfurnished.



* 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.



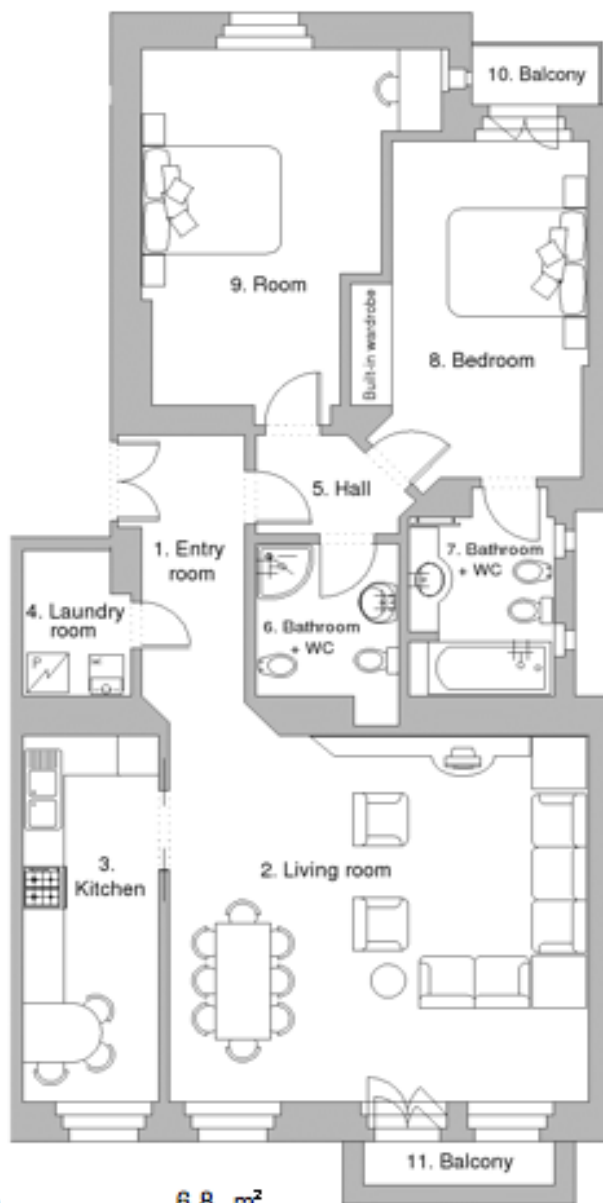
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Apartment No. 8
Byt č. 8

3rd floor
3. patro



1.	Entry room	Vstup	6,8	m ²
2.	Living room	Obývací pokoj	33,7	m ²
3.	Kitchen	Kuchyň	11,1	m ²
4.	Laundry room	Prádelna	3,5	m ²
5.	Hall	Chodba	2,9	m ²
6.	Bathroom + WC	Koupelna + WC	4,7	m ²
7.	Bathroom + WC	Koupelna + WC	6,0	m ²
8.	Bedroom	Ložnice	15,6	m ²
9.	Room	Pokoj	18,6	m ²
10.	Balcony	Balkon	1,5	m ²
11.	Balcony	Balkon	1,0	m ²
	Total	Celkem	105,4	m ²

