



## Apartment Three-bedroom (4+1)

Rented

179 m<sup>2</sup>, Praha 2, Vinohrady, Polská





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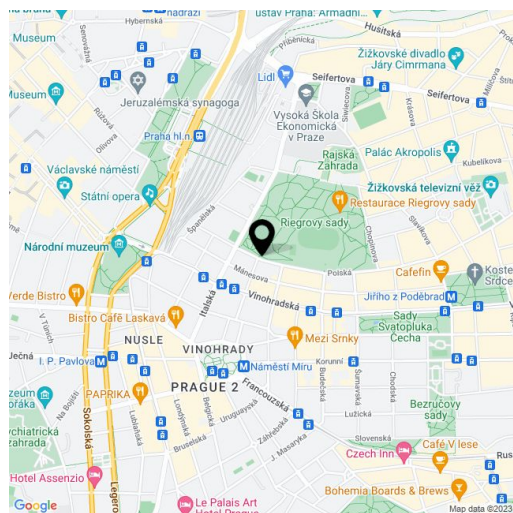
**Rented**179 m<sup>2</sup>, Praha 2, Vinohrady, Polská

Total area	189 m <sup>2</sup>
Floor area*	179 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	14657
Available from	Immediately

**Bright and airy, this completely refurbished 3-bedroom 2-bathroom apartment with 3 balconies is on the first floor of a fully renovated Art Nouveau building with a lift. Located just moments from the lovely Riegrovy Sady Park, in a very pleasant part of Vinohrady, just a few minute walk from Jiřího z Poděbrad metro station.**

The interior includes a spacious central hall, a large living room with a partly separated dining area, an adjacent master bedroom with an en-suite bathroom (walk-in shower, double sink, bidet, toilet), two separate bedrooms, a family bathroom (bathtub, double sink, toilet), a fully fitted eat-in kitchen with a pantry, an additional separate toilet, a utility room, and an entrance hall.

Preserved original features, **solid wood parquet floors**, security entry door, gas boiler, washer, dryer, dishwasher, built-in wardrobes, shared garden in the courtyard. Service charges and water: CZK 650/person/month. Gas and electricity are billed separately (transfer to the tenant).



\* 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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