



## Apartment Three-bedroom (4+kk)

Rented

154 m<sup>2</sup>, Praha 3, Vinohrady, Kolínská





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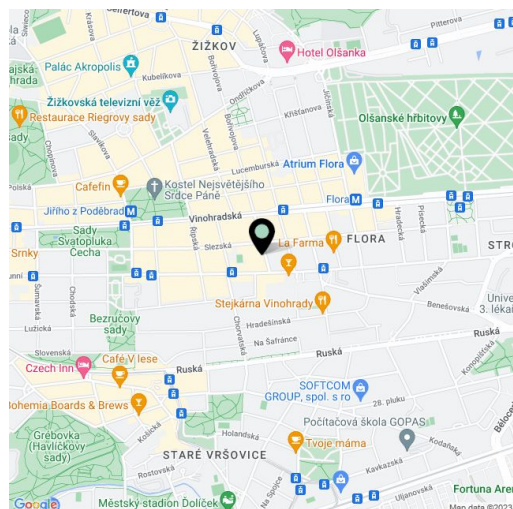
154 m<sup>2</sup>, Praha 3, Vinohrady, Kolínská

Total area	171 m <sup>2</sup>
Floor area*	154 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	19924
Available from	Immediately

Benefiting from a 15 m<sup>2</sup> terrace and a balcony, this unfurnished architect designed 3-bedroom 2-bathroom split-level attic flat is on the top fifth floor of a renovated traditional building with a lift. Conveniently located on a tree-lined street in a quiet area of Vinohrady, with full amenities within easy reach, just a short walk from Jiřího z Poděbrad Square with metro and trams, and within walking distance of Flora shopping mall.

The lower level features a central entrance hall, living room with a fully fitted open kitchen, one bedroom with a balcony, second bedroom with lots of built-in wardrobes, and shower bathroom with toilet. The upper floor includes a gallery suitable for a study, and master suite incl. a bedroom with a free standing tub, a large fitted walk-in closet, toilet, built-in wardrobes and terrace access. All the bedrooms are oriented towards the quiet courtyard.

Air-conditioning, solid wood floors, security entry door, built-in storage, gas boiler, Siemens appliances, TV, alarm, satellite reception, audio entry phone. Common building charges and water approx. CZK 2500 per month. Gas and electricity will be transferred 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.

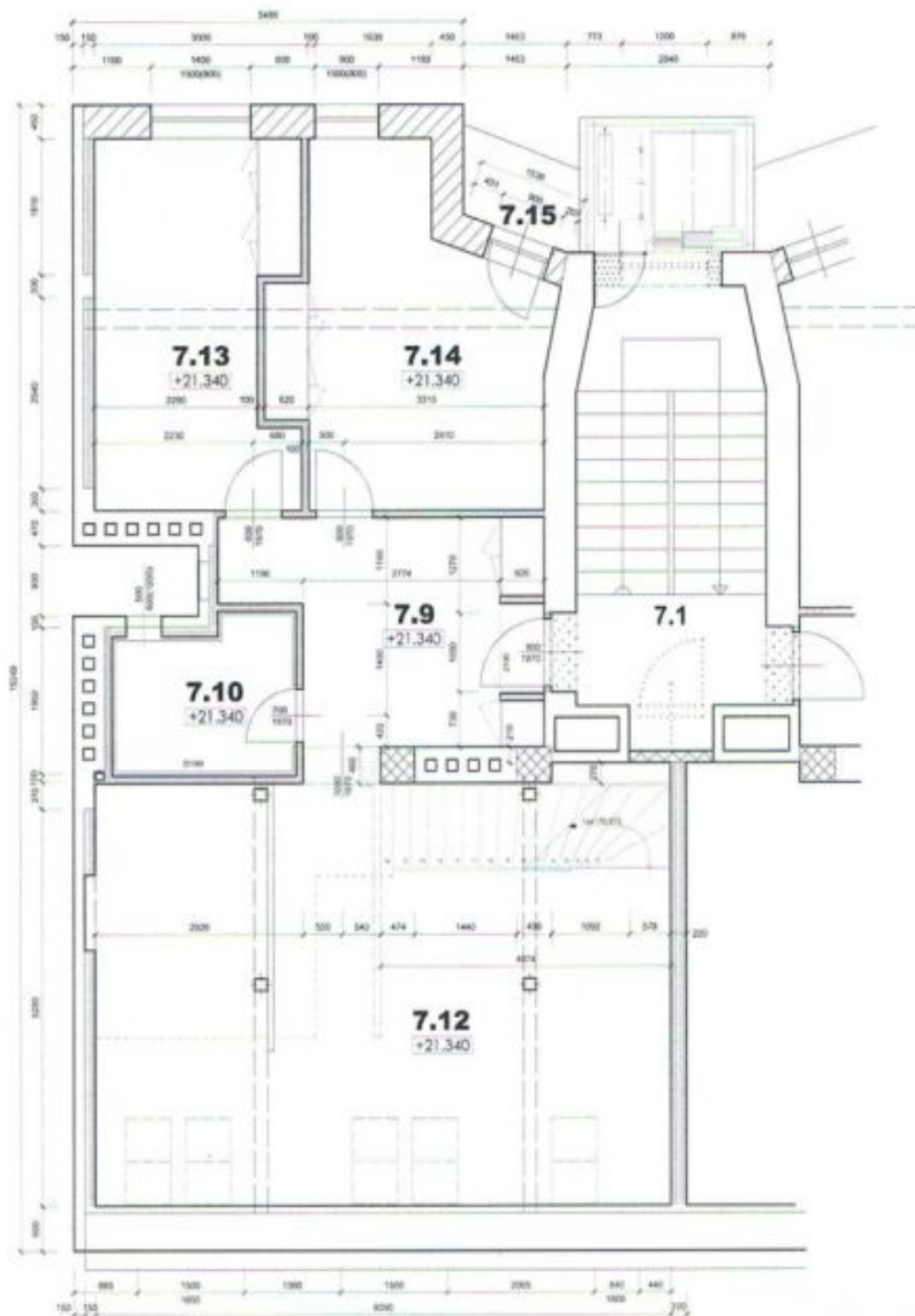


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