



## Apartment Two-bedroom (3+kk)

€ 797 | CZK 19 700

90 m², Prague 2, Vinohrady, Na Smetance





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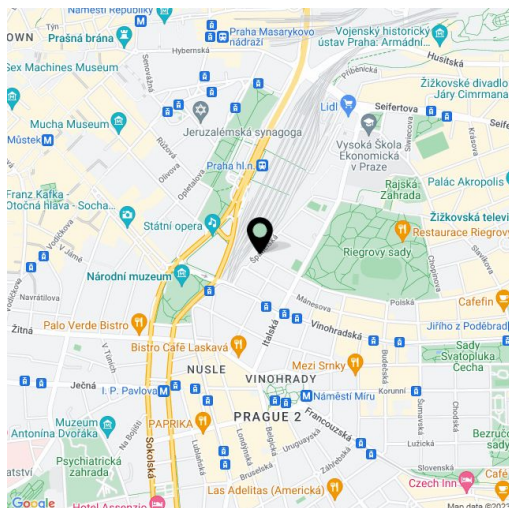
90 m², Prague 2, Vinohrady, Na Smetance

Total area	92 m²
Floor area*	90 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	G
Reference number	20930
Available from	Immediately

Boasting perfect location right on the edge of the Riegrovy Sady Park and just a few minute walk to Wenceslas Square with metro, this new fully renovated 2-bedroom flat with a balcony is situated on the second floor of an historic building with lift. Built in 1938 by the architect Jaroslav Vančura, the attractive Functionalist building has recently undergone complete renovation by the renown contemporary Czech architect Ladislav Lábus. Full amenities within easy reach.

Benefiting from preserved original details, the interior features a comfortable living room with dining area and a fully fitted open kitchen, and two bedrooms, one with a balcony and green views. There is bathroom with tub, a separate toilet, utility room, and entry hall with built-in wardrobes.

Hardwood floors, security entry door, renovated wooden windows, built-in storage, Italian kitchen, Siemens appliances incl. dishwasher, central gas heating, O2, UPC and satellite TV cabling, smoke alarm, audio entry phone. Common building charges, heating and water around CZK 3700/month. Electricity is billed separately.



\* 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.