



## Apartment Two-bedroom (3+1)

Rented

110 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská





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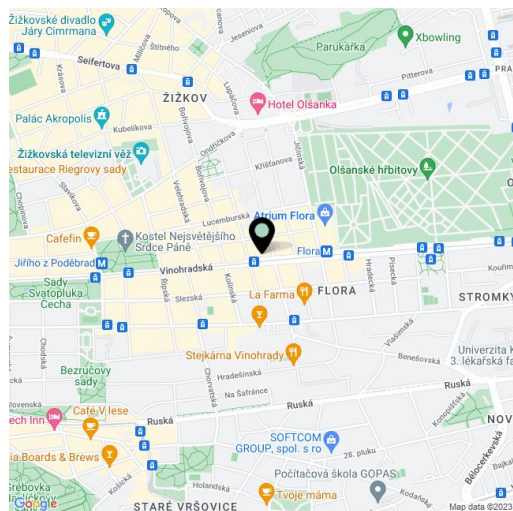
**Rented**110 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

Total area	112 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	22001
Available from	Immediately

**Brand new 2-bedroom flat with a balcony and beautifully preserved original features, situated on the fourth floor of a newly refurbished traditional building with instant access to Flora metro station, line A, and multiple tram lines. Conveniently located in the popular Vinohrady residential neighborhood, moments from the Flora shopping mall, with full amenities in the area.**

The interior includes a spacious central entry hall, three interconnected rooms - two bedrooms plus living room, a fully fitted and equipped kitchen with a pantry, a windowed bathroom (double sink, bath tub, walk-in shower), a separate toilet, and walk-in closet.

New equipment, new solid wood parquet floors, tiles, security entry door, high ceilings, new wooden soundproof windows, renovated double interior doors, bay windows, balcony off one of the bedrooms, gas boiler, dishwasher, induction cooktop, fan oven, audio entry phone. Common building charges and deposit for utilities CZK 4000 per month.



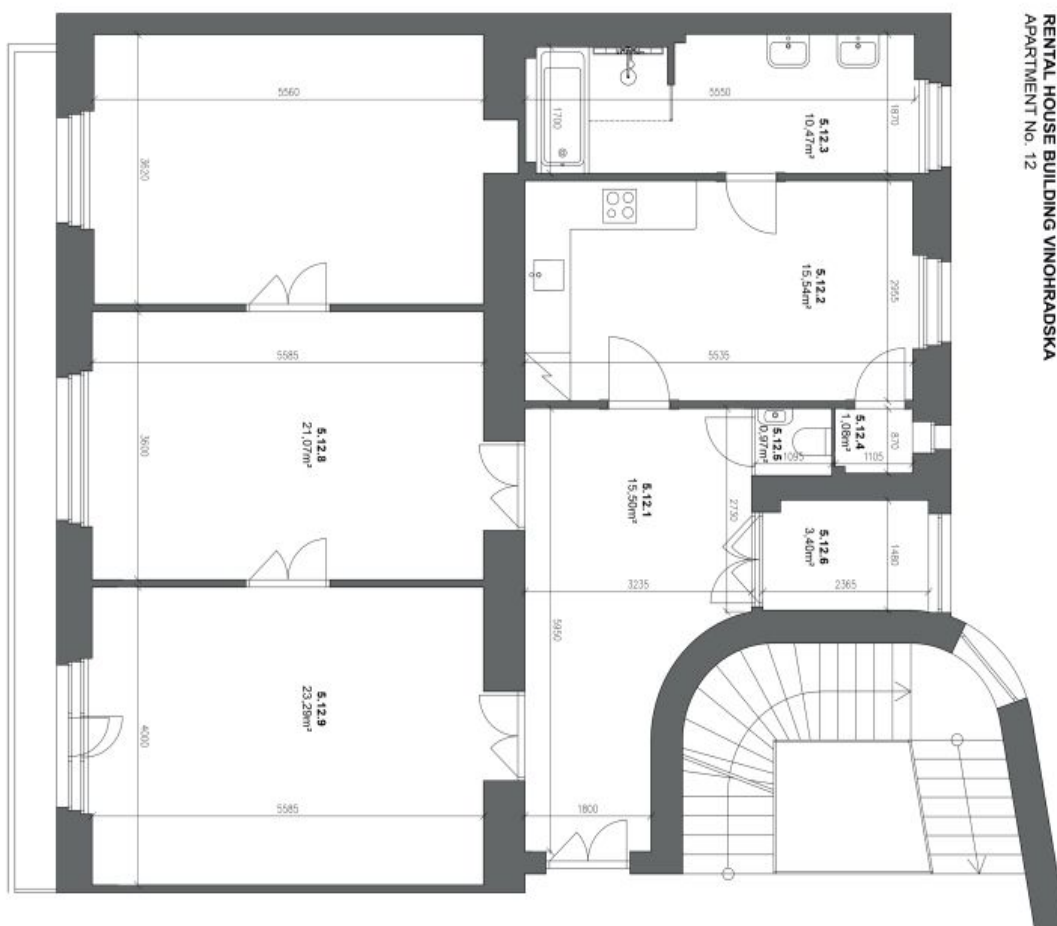
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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RENTAL HOUSE BUILDING VINOHRADSKA  
APARTMENT NO. 12

LIST OF ROOMS		
number	name	area m <sup>2</sup>
5.12.1	hall	15.50
5.12.2	kitchen	15.54
5.12.3	bedroom	10.47
5.12.4	bedroom	1.08
5.12.5	WC	0.97
5.12.6	dressing room	3.40
5.12.7	room	20.34
5.12.8	room	21.07
5.12.9	room	23.29
Total area 111.56m <sup>2</sup> + balcony 6.8m <sup>2</sup>		
Total area, walls included 120.17m <sup>2</sup>		



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RENTAL HOUSE BUILDING VINOHRADSKA  
APARTMENT No. 12  
FURNITURE LAYOUT - OPTION 2