



## Apartment Four-bedroom (5+kk)

Rented

245 m<sup>2</sup>, Prague 2, Vinohrady, Belgická





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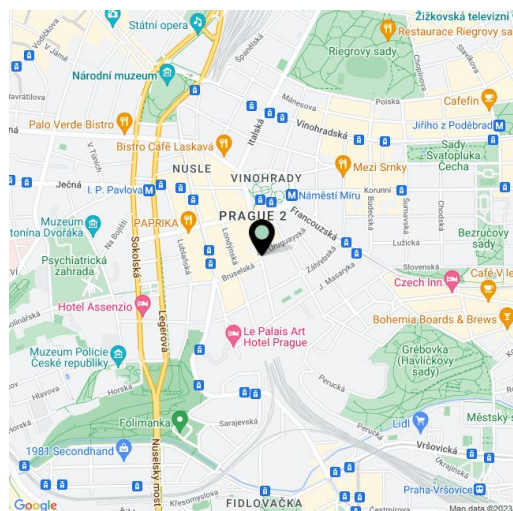
**Rented**245 m<sup>2</sup>, Prague 2, Vinohrady, Belgická

Total area	270 m <sup>2</sup>
Floor area*	245 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Two courtyard parking spaces at CZK 3,500/month per space.
Cellar	-
Service price	Monthly deposit for services and water: CZK 2,000/per person. Gas and electricity are billed separately (transferred to the tenant).
PENB	G
Reference number	2258
Available from	Immediately

This completely refurbished, nicely designed split-level attic apartment with a terrace (14 m<sup>2</sup>) and two balconies (5 + 6 m<sup>2</sup>), on the fifth floor of a well-maintained fully reconstructed traditional building with an elevator (straight to the apt.), is located in the popular residential neighborhood of Vinohrady, close to the Havlíčkovy Sady Park, with ample shopping opportunities, restaurants, bars, and entertainment. Very good transportation connections, within walking distance (or one tram stop) of the Náměstí Míru metro station.

The lower level consists of an open plan living room with a double height ceiling, a gallery, a fully fitted kitchen and dining area, and access to the **terrace**. There are three bedrooms with two en-suite bathrooms (two bedrooms are interconnected through a shared bathroom), a **balcony**, a separate toilet, and a laundry room. The upper level includes a **spacious gallery** suitable as a study, one bedroom with a **balcony**, a walk-in closet/storage room, and a separate toilet.

**Hardwood parquet floors, tiles, many built-in wardrobes, security entry door, gas heating, washer, dryer, quality kitchen appliances incl. a dishwasher, satellite connection, video entry phone.**



\* 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.