



Apartment Two-bedroom (3+1)

Rented

100 m², Praha 2, Vinohrady, Belgická





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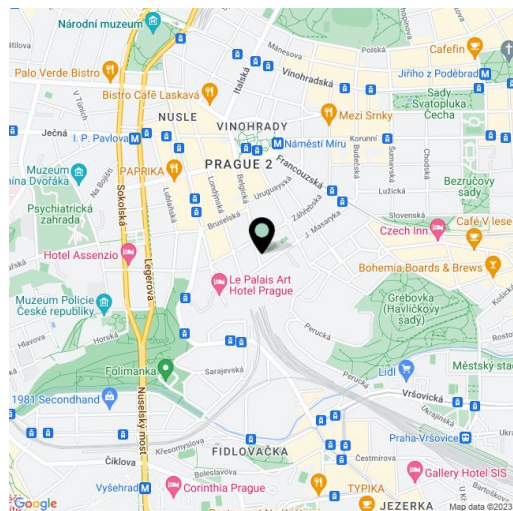
Rented100 m², Praha 2, Vinohrady, Belgická

Total area	113 m ²
Floor area*	100 m ²
Terrace	13 m ²
Parking	-
Cellar	-
PENB	G
Reference number	23542
Available from	Immediately

Boasting a 13 m² terrace facing west towards the green courtyard, this is a fully newly renovated 2-bedroom flat on the second floor of a reconstructed traditional building with lift. Well located on a beautiful tree lined street in a trendy part of Vinohrady, one of the most desirable residential areas of Prague. Just a two minute walk from the trams and metro stations at Náměstí Míru and I. P. Pavlova Squares, with the Havlíčkovy and Riegrovy sady parks nearby. Within walking distance of the city center, with dozens of fine restaurants, sidewalk cafes, and coffee shops in the area.

The sunny interior features a fully fitted eat-in kitchen with terrace access, living room, a spacious master bedroom and a smaller second bedroom. There is a shower bathroom accessible from the kitchen, hall with lots of built-in wardrobes and storage, a separate toilet, and a large entry hall with built-in wardrobes.

Preserved original details, high ceilings, new doors and solid wood parquet floors, new appliances and equipment, gas boiler, washing machine, dishwasher, chip entry to the building. Common building charges and water CZK 3000 per month for two persons. Gas and electricity will be transferred to the tenant. Interior 100 m², terrace 13 m².



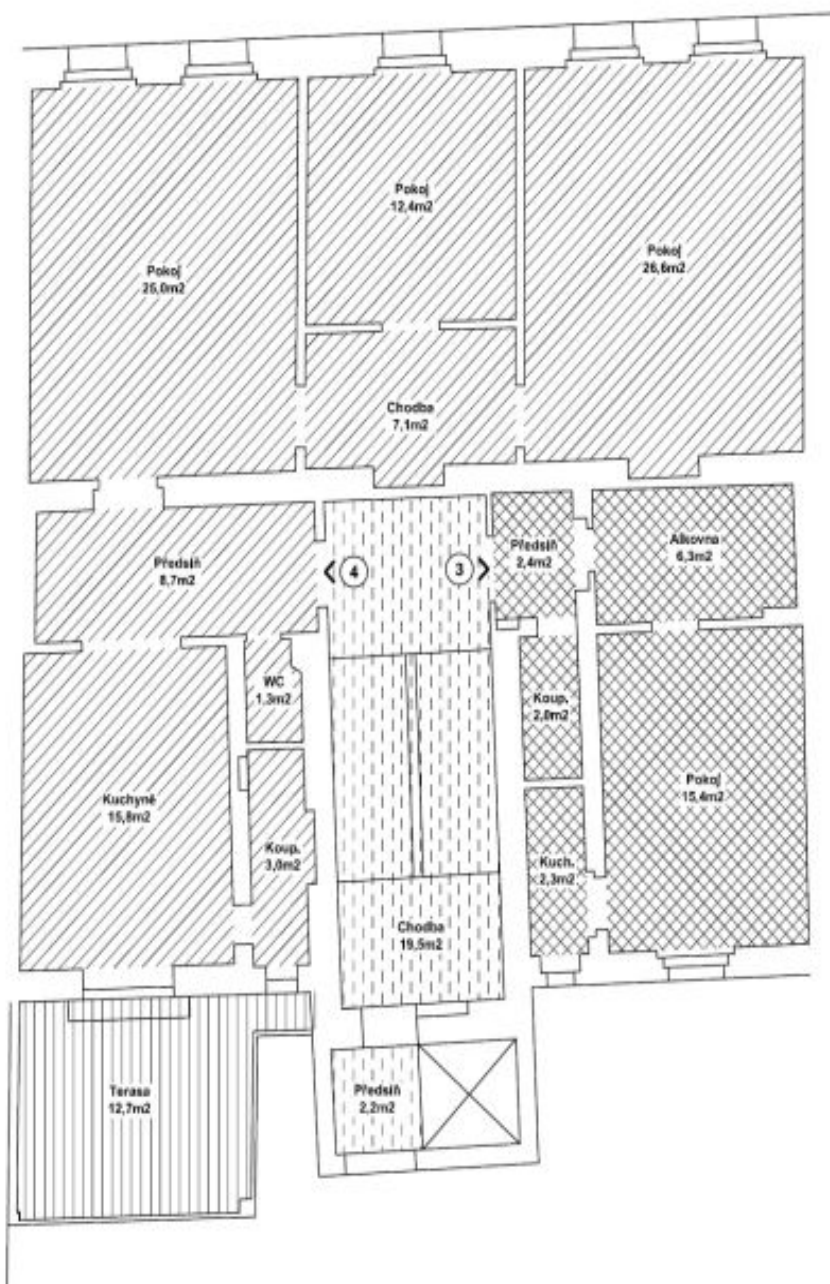
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č.25/3...1+kk...28,4m²



Byt č.25/4...3+1...99,9m²



Společné prostory domu...21,7m²



Společné prostory ve výhradním užívání vlastníka bytu č. 25/4...12,7m²

3.NP