



## Apartment Two-bedroom (3+1)

Rented

84 m<sup>2</sup>, Prague 2, Vinohrady, Lublaňská





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Total area	86 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes

Service price	Common building charges and water around CZK 2,200/month for two persons. Deposit for gas and electricity around CZK 3000/month.
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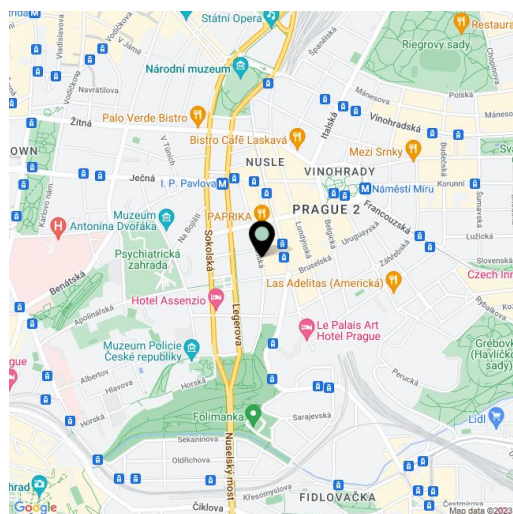
Reference number	23849
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Available from	Immediately
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This furnished apartment with a balcony situated on the 2nd floor of a traditional building without an elevator, in the highly sought-after residential neighborhood of Vinohrady, is located within walking distance of the I.P. Pavlova and Náměstí Míru tram stops and metro stations with quick access to the city center and full amenities in the area, within walking distance of Folimanka Park.

The interior features two separate bedrooms facing the quiet courtyard, a fully fitted eat-in kitchen with a balcony overlooking the adjacent green park, a generous living room, a bathroom with a corner bathtub, a separate toilet, and a spacious entrance hall with a walk-in closet.

Preserved original details, high ceilings, hardwood parquet floors, tiles, security entry door, gas boiler, washer, microwave oven, TV, **cellar**.



\* 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.