



## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 2, Vinohrady, Slezská





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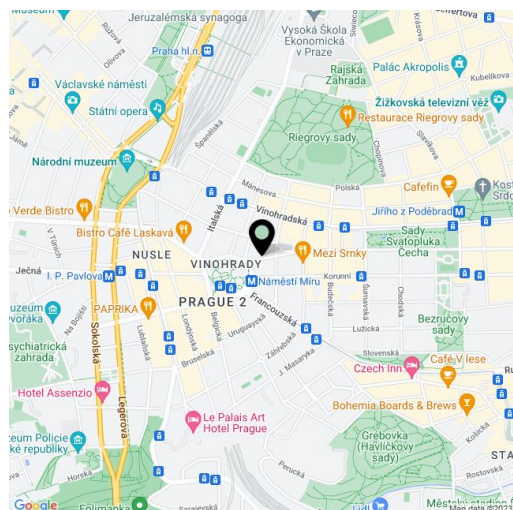
**Rented**85 m<sup>2</sup>, Prague 2, Vinohrady, Slezská

Total area	90 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	25606
Available from	Immediately

Recently built 2-bedroom 2-bathroom attic flat with a balcony and a spacious gallery, on the fifth top floor of a completely reconstructed building with lift. Well located in the Vinohrady residential neighborhood popular with the expat community, just minutes to metro and trams at **Náměstí Míru** and **Jiřího z Poděbrad Squares**. Quick access to the city center, full amenities in the area incl. shopping, restaurants, cafes and bars.

The interior includes a spacious living room with a fully fitted open kitchen and balcony access, two separate bedrooms, two bathrooms (bathtub / walk-in shower, toilet), and an open entry hall. There is a large open gallery (height approx. 1,5 m) suitable for a playroom, guest bedroom or storage.

French windows, laminated and tile floors, security entry door, built-in wardrobes, gas boiler, washer, dishwasher, UPC. Common building charges CZK 600/person/month. Utilities are billed separately. Available from December 2021.



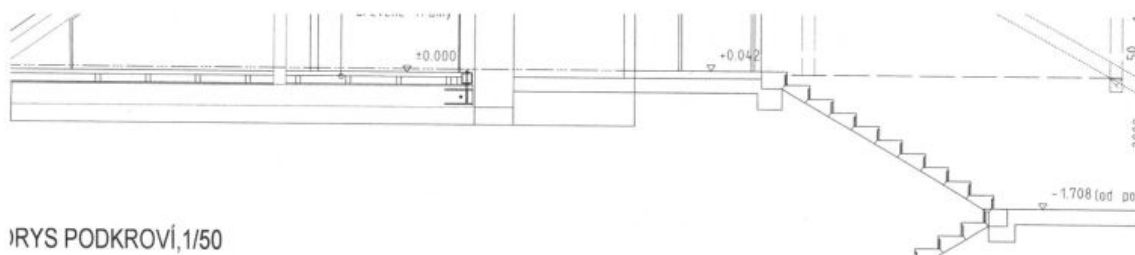
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1RYS PODKROVÍ, 1/50

