



## Apartment Three-bedroom (4+kk)

Rented

140 m<sup>2</sup>, Prague 2, Vinohrady, Šumavská





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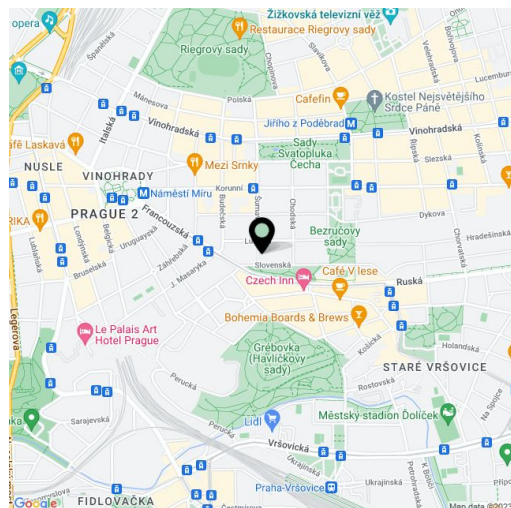
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Total area	165 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	26256
Available from	Immediately

Highly benefiting from a private 25 m<sup>2</sup> terrace, this unfurnished modern air-conditioned 3-bedroom 2-bathroom split-level attic flat is on the fourth and fifth floor of a completely renovated traditional building with lift. Located in a quiet street in the popular residential neighborhood of Vinohrady with lots of restaurants, bars, cafes, shopping and entertainment opportunities, and quick connections to the city center. Just a short walk to Náměstí Míru metro station and the Bezručovy and Havlíčkovy sady parks.

The lower level of the flat features a comfortable living room with a fully fitted open kitchen and dining area, two bedrooms - one with a walk-in closet and built-in storage, bathroom (bathtub, toilet, bidet shower), and entry hall with built-in wardrobes and storage. The upper level includes a walk-in closet, master bedroom with an en-suite bathroom (walk-in shower, toilet) and access to the terrace offering views of the green courtyard.

Solid wood parquet floors, tiles, security entry door, large windows, washer, dishwasher, microwave oven. 5 m<sup>2</sup> basement storage unit. Fully refurbished in 2016. Common building charges and deposit for utilities approx. CZK 5000 /month. Interior 140 m<sup>2</sup>, terrace 25 m<sup>2</sup>. Available from September 1, 2017. Unfurnished despite the photos.



\* 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.