



## Apartment Two-bedroom (3+kk)

Rented

105 m<sup>2</sup>, Prague 2, Vinohrady, Ibsenova





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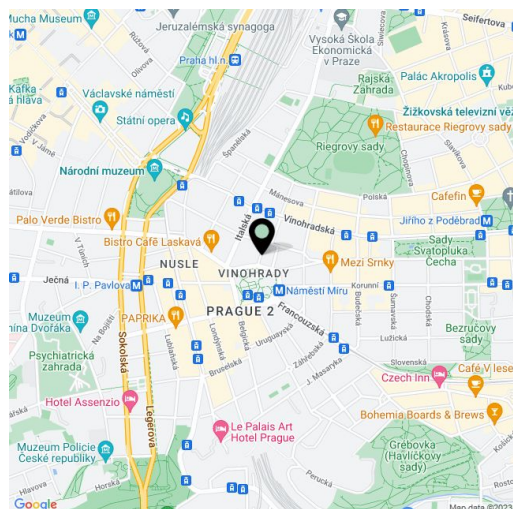
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Total area	110 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
PENB	C
Reference number	26685
Available from	Immediately

Fully refurbished 2-bedroom flat with 2 balconies and pretty views of the dramatic theatre "Vinohradské divadlo" on one side and a lovely landscaped courtyard garden on the other. Situated on the second floor of a finely restored Art Nouveau building with lift. Highly sought after residential location popular with the expat community, just a minute from náměstí Míru Square with metro and numerous tram links. Full amenities in the area, within walking distance of the city center and Riegrovy and Havlíčkovy sady Parks.

The interior features a spacious living room with a fully fitted open plan kitchen and balcony access, two separate bedrooms - one also with balcony access, bathroom with both bathtub and walk-in shower, a separate toilet with bidet shower, walk-in closet, and a large entrance hall.

Preserved original details, high ceilings, hardwood floors, tiles, security entry door, gas boiler, video entry phone, alarm, cellar, camera system and chip entry in the building, shared courtyard garden with a pergola. Can be furnished at a higher rent. Garage parking arranged nearby (included in the rent). Common building charges and water around CZK 1000/month. Gas and electricity are billed separately.



\* 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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