



## Apartment One-bedroom (2+kk)

Rented

79 m<sup>2</sup>, Praha 2, Vinohrady, Krkonošská





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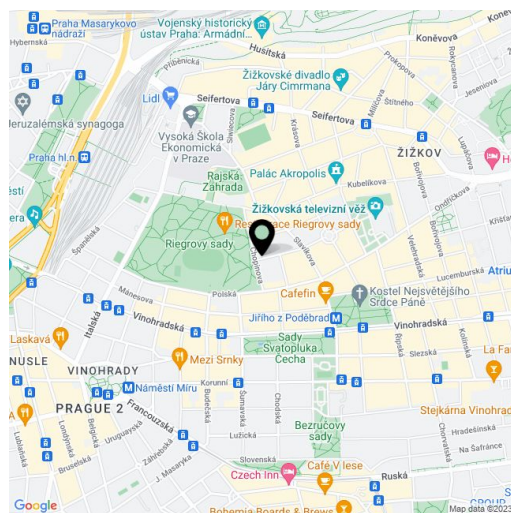
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Total area	83 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	26786
Available from	Immediately

**ROYAL LIVING IN KRÁLOVSKÉ VINOHRADY.** Top standard living in a unique residence boasting a wonderful location mere steps from the Riegrovy Sady Park. This brand new completely refurbished and modernized Art Nouveau building with preserved original features and a landscaped courtyard offers nine high-end apartments - one 3-bedroom 2-bathroom attic apt. and eight 1-bedroom apts. plus two retail spaces. Located in the popular residential neighborhood of Vinohrady, with very quick access to the city center and full amenities within easy reach. Just a few minutes' walk from the Jiřího z Poděbrad metro station, tram stop and a popular regular produce market.

This spacious 1-bedroom flat with 2 balconies is situated on the fourth floor. Enjoying clean lines and airy rooms, the interior features a large living room with a fully integrated kitchen and balcony facing the green courtyard, one bedroom with balcony facing the street, shower bathroom with toilet, a fitted walk-in closet, and a spacious entrance hall.

High quality materials and finishes, solid wood floors, tiles, floor heating, security entry door, French windows, built-in wardrobes, video entry phone, washer, dryer, Miele kitchen appliances, alarm, lift. Common building charges, water and heating CZK 6,000/month. 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.



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