



## Apartment Three-bedroom (4+kk)

Rented

105 m<sup>2</sup>, Praha 3, Žižkov, Vlčkova





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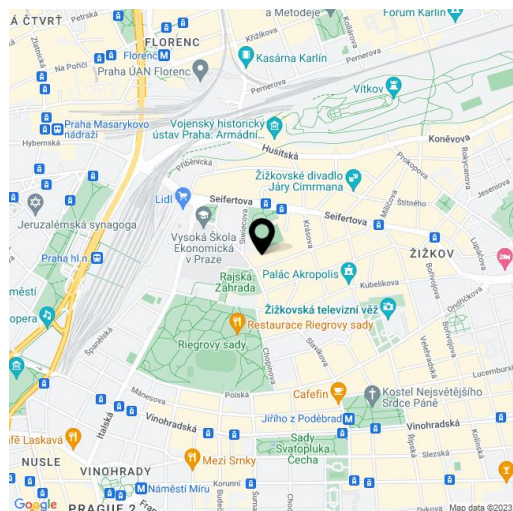
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Total area	141 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27078
Available from	Immediately

Boasting a 32 m<sup>2</sup> roof terrace offering panoramic views of Prague, this is a furnished air-conditioned 3-bedroom 2-bathroom split-level attic flat with a balcony. Situated on the fourth floor of a completely refurbished residential building with lift in close vicinity of the Riegrovy sady park, just a two minute walk from a tram stop. Full amenities within easy reach, great access to the city center, just one short tram stop from Hlavní nádraží metro station.

The lower level includes living room with a fully fitted open kitchen and dining space, one bedroom, shower bathroom, a separate toilet, walk-in closet, and entry hall. The upper floor offers two more bedrooms with walk-in closets (one also with a balcony), and bathroom with bath and toilet. The roof terrace enjoys beautiful views of the city. All bedrooms are oriented to the quiet courtyard.

**Solid wood floors**, wooden windows, security entry door, travertine tiles and Duravit, Axor, Ritmonio, Hoesch bathroom fixtures and fittings, electric heating, roller blinds, dishwasher, cellar. Common building charges and deposit for utilities around CZK 5000 per month.



\* 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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