



## Apartment Two-bedroom (3+1)

Rented

92 m<sup>2</sup>, Praha 2, Vinohrady, Americká





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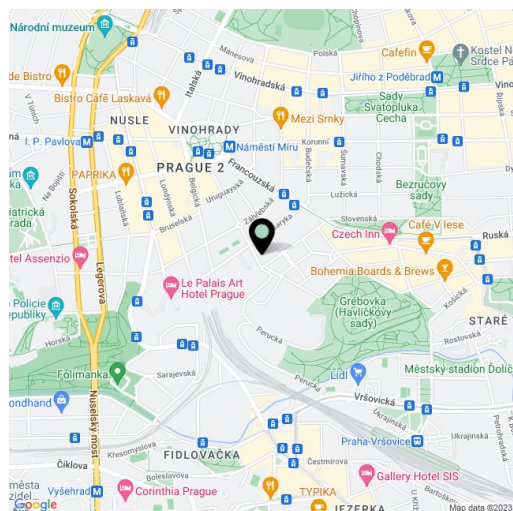
92 m<sup>2</sup>, Praha 2, Vinohrady, Americká

Total area	94 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Common building charges including Internet and utilities CZK 10,500 per month.
PENB	G
Reference number	27430
Available from	Immediately

Boasting a high quality of refurbishment, this fully furnished 2-bedroom apartment with a balcony is on the third floor of a completely renovated residential building with a new elevator. Centrally located on a quiet street in the sought-after neighborhood of Královské Vinohrady (the Royal Vineyards), highly popular with the expat community, with very quick access to the city center, just a minute's walk to Náměstí Míru Square with a metro station and multiple tram links. Dozens of fine restaurants, sidewalk cafes, and shops in the area, Havlíčkovy Sady park just down the street. Within walking distance of the city center.

The interior features a fully fitted kitchen with a comfortable dining area, a living room, and 2 bedrooms facing a quiet courtyard (one with a balcony), and a bathroom with a bathtub/shower, sink, and toilet. There is also a large walk-in closet/utility room, a guest toilet, and an entrance hall.

Custom-made furniture, plenty of built-in wardrobes and storage space, high ceilings, large windows, renovated original hardwood parquet floors, tiles, security entry door, electric heating, heated floor in the bathroom and walk-in closet, washing machine with a dryer, dishwasher, microwave oven, TV, video entry phone.



\* 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.