



## Apartment Three-bedroom (4+1)

Rented

140 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů





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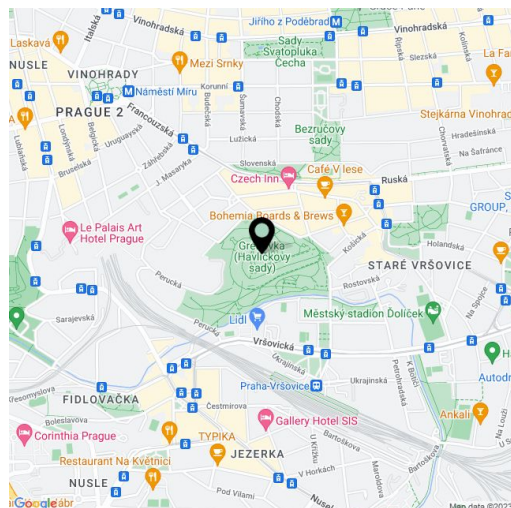
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Total area	142 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	29388
Available from	Immediately

Boasting a unique location offering beautiful direct views of the adjacent Havlíčkovy Sady Park, this is a fully refurbished high standard 3-bedroom flat with a balcony. Situated on the third floor of a renovated residential building with a lift. Well located in a quiet street in a highly sought after neighborhood on the border of Vinohrady and Vršovice districts, with quick connections to the city center, and convenient to Náměstí Míru metro station, line A.

With airy rooms and southern exposure, the interior includes three interconnected rooms - a living room with bay windows, a fully fitted kitchen with dining area and one bedroom. There are two bedrooms facing the courtyard - one with a balcony, bathroom with bathtub, walk-in shower and toilet, a spacious walk-in closet, a guest toilet, utility room, and a large entrance hall.

Preserved original details, high ceilings, large windows, solid wood parquet floors, tiles, security entry door, gas boiler, dishwasher. Cellar. Easy parking on the street. Deposit for service charges and water CZK 1300/month. Gas and electricity will be transferred to the tenant. Available from August 2021.



\* 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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