



## Apartment Three-bedroom (4+1)

Rented

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





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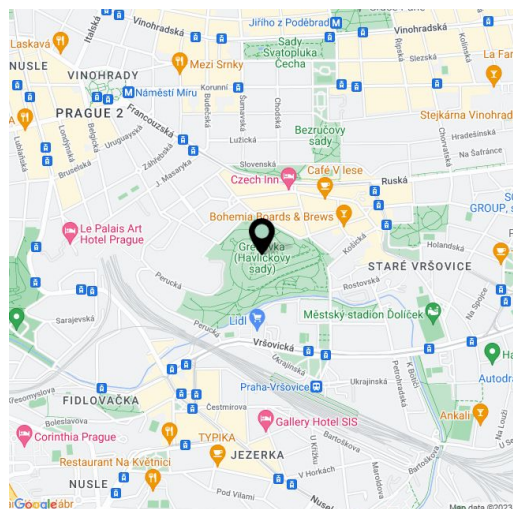
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Total area	142 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Deposit for service charges and water CZK 3,000/month. Gas and electricity will be transferred to the tenant.
PENB	Not required
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.



\* 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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