



## Apartment One-bedroom (2+1)

Rented

84 m<sup>2</sup>, Prague 10, Vinohrady, Na Šafránc





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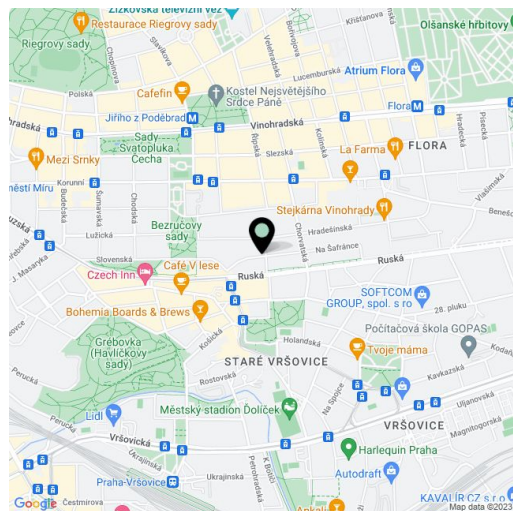
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Total area	85 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	29555
Available from	Immediately

This furnished 1-bedroom split-level attic flat is on the second floor of a renovated 1930's free standing villa with a 1000 m<sup>2</sup> garden. Located in a lovely green and quiet residential area in the popular Vinohrady neighborhood, with quick access to the city center and full amenities, within easy reach of the Flora metro station and Atrium Flora shopping mall, and with tram connections to Náměstí Míru metro station.

The lower level includes a living room with a small **balcony**, a fully fitted kitchen with dining area, **walk-in closet** / storage room, bathroom with bathtub, a separate toilet, and entrance hall. The upper floor is a large attic bedroom with built-in wardrobes and storage.

Preserved original features, **solid wood parquet floors**, tiles, gas boiler, washer, dishwasher, video entry phone, satellite TV connection. Can be unfurnished. No lift. The tenants are welcome to use the **garden barbecue area**. Service charges and deposit for utilities approx. CZK 2,000/month for one person.



\* 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.