



## Apartment Two-bedroom (3+kk)

Rented

105 m<sup>2</sup>, Praha 2, Vinohrady, Slezská





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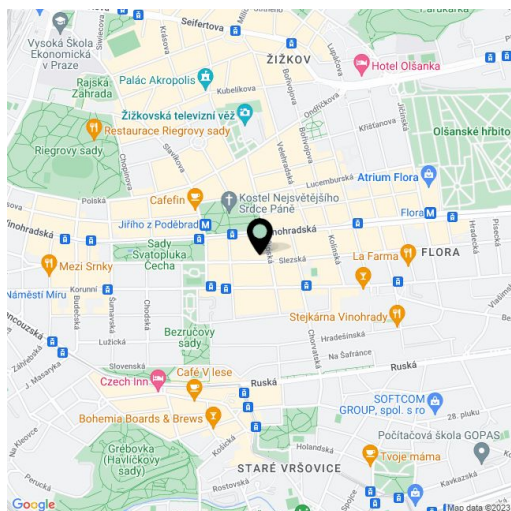
105 m<sup>2</sup>, Praha 2, Vinohrady, Slezská

Total area	105 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	29875
Available from	Immediately

This is a completely newly renovated 2-bedroom 2-bathroom flat with preserved original details, on the second floor of a fully refurbished traditional building with a new lift and a shared courtyard garden, right opposite the Svatopluka Čecha Park. Situated in a quiet street in the Vinohrady residential neighborhood popular with the expat community. Location with full amenities within easy reach and very quick access to the city center, just a few min. walk from Jiřího z Poděbrad and Náměstí Míru metro stations. Ample shopping, restaurants, cafes, bistros, and cultural and sports facilities in the area.

The interior includes a living room with dining area, a fully fitted kitchen and park views, master bedroom with an en-suite bathroom (walk-in shower, toilet with bidet shower), second bedroom, family bathroom with bathtub, a separate toilet with bidet shower, utility room, and a large entrance hall with a built-in wardrobe. Both bedrooms are facing the quiet courtyard.

High ceilings, **solid wood parquet floors**, tiles, security entry door, built-in storage, underfloor heating throughout, custom made kitchen with a granite counter top, two gas boilers, dishwasher, UPC cabling. Service charges and water CZK 700 per month for two persons. Gas and electricity will be transferred to the tenant.



\* 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.