



## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 2, Vinohrady, Šmilovského





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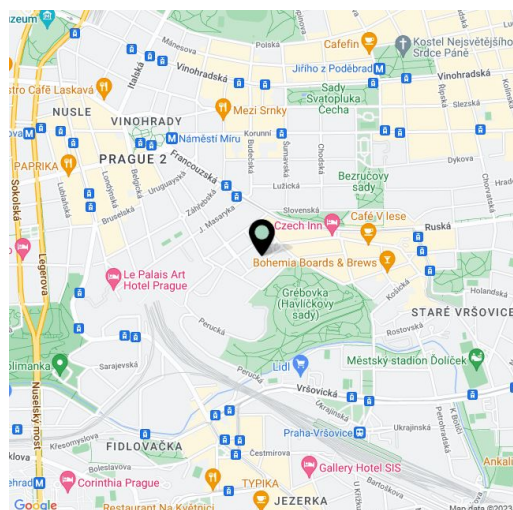
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Total area	99 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	30010
Available from	Immediately

Benefiting from close proximity of the Havlíčkovy sady Park and two terraces offering beautiful views of Prague, this is a high quality, fully newly refurbished, air-conditioned 2-bedroom split-level attic flat. Situated on the fifth top floor of a well kept, renovated residential building with preserved original details. Well located on a quiet street in a highly sought after Vinohrady residential neighborhood, with full amenities within easy reach and excellent connections to the city center, one short tram stop to Náměstí Míru metro station, line A.

The lower level features a living room with a fully fitted open kitchen and **terrace** access, a separate toilet with bidet shower, and entrance hall. The upper floor includes two bedrooms - one with **terrace** access, bathroom with a bathtub and walk-in shower, and a separate toilet with bidet shower.

**Hardwood floors**, tiles, security entry door, built-in wardrobes and storage, smart home control system, automatic external blinds, gas boiler, washer/dryer, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**. The flat can be furnished at a higher rent. Deposit for service charges CZK 2050 per month per 1 person. Utilities are billed separately.



\* 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.