



## Apartment Two-bedroom (3+1)

Rented

100 m<sup>2</sup>, Prague 2, Vinohrady, Vinohradská





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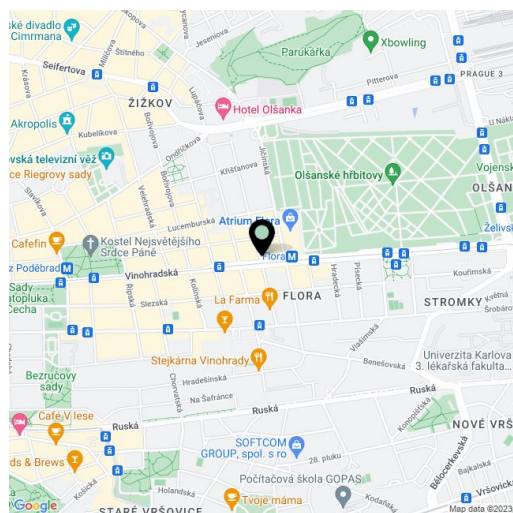
100 m<sup>2</sup>, Prague 2, Vinohrady, Vinohradská

Total area	102 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31182
Available from	Immediately

Fully refurbished and furnished 2-bedroom flat with a balcony overlooking the green Svatopluka Čecha Park, on the first floor of a renovated traditional residential building with no lift. Well located in a trendy area in the popular Vinohrady neighborhood, right next to Jiřího z Poděbrad metro station, with very quick access to the city center, full amenities within easy reach, and a few min. walk from the lovely Riegrovy sady park.

The apartment features a living room with **balcony** access, two separate bedrooms, a large fully fitted eat-in kitchen, a bathroom incl. both a bathtub and a walk-in shower, a separate toilet, a **walk-in closet**, and a spacious entrance hall.

Preserved original details, high ceilings, **solid wood parquet floors**, tiles, security entry door, built-in wardrobes and storage in one bedroom and the hall, independent gas boiler, washer, dishwasher, microwave oven, TV, alarm. Service charges and water CZK 600/person/month. 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.