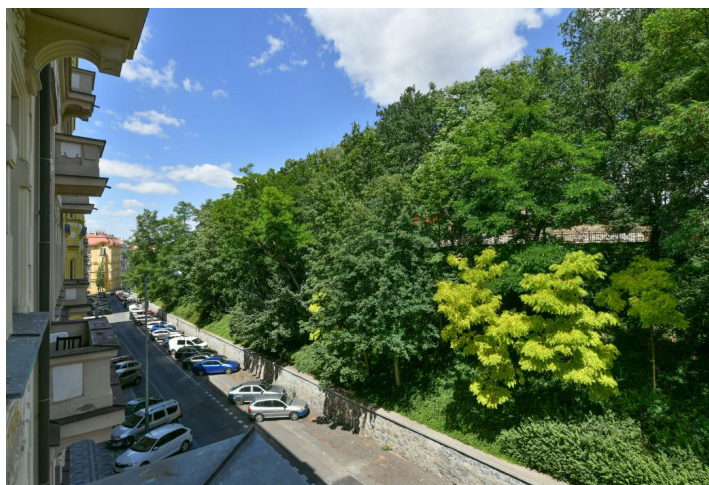




## Apartment Two-bedroom (3+1)

Rented

104 m<sup>2</sup>, Praha 2, Vinohrady, Polská





## Apartment Two-bedroom (3+1)

Rented

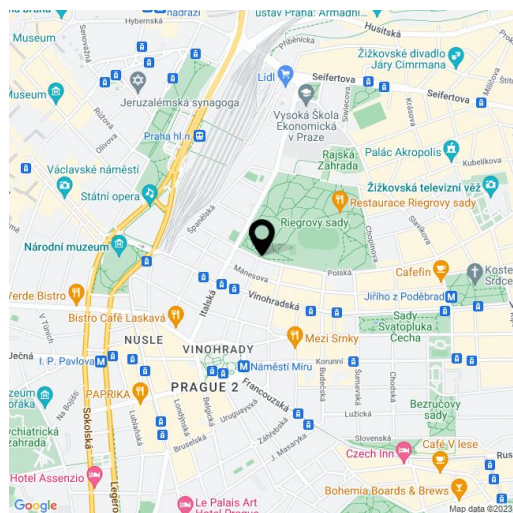
104 m<sup>2</sup>, Praha 2, Vinohrady, Polská

Total area	105 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	Parking possible upon request.
Cellar	-
PENB	G
Reference number	3142
Available from	Immediately

**High quality, completely reconstructed 2-bedroom 2-bathroom flat with a balcony on the 2nd floor in a meticulously renovated Art Nouveau building, with lift and a shared garden, just a 15 minute walk to Wenceslas Square.**

Open the living room French door to a balcony and enjoy a lovely view of the Riegrovy sady park. There is a brand fully equipped and well designed kitchen, and boiler room with storage space. The apartment has all the comforts of today's lifestyle: separated from the living quarters are the bedrooms – one with a balcony, and two bathrooms - one is en-suite.

Traditional parquet floors, high ceilings, large windows, security door, washer, dishwasher, telephone line, WiFi Internet connection, audio entry phone. Once weekly cleaning included. Common charges and deposit for utilities CZK 7,500 + VAT.



\* 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.



## Apartment Two-bedroom (3+1)

104 m<sup>2</sup>, Praha 2, Vinohrady, Polská

Rented

Apartment No. 6  
Byt č. 6

2<sup>nd</sup> floor  
2. patro



1.	Entry room	Vstup	6,8 m <sup>2</sup>
2.	Living room	Obývací pokoj	33,7 m <sup>2</sup>
3.	Kitchen	Kuchyň	11,1 m <sup>2</sup>
4.	Laundry room	Prádelna	3,5 m <sup>2</sup>
5.	Hall	Chodba	2,9 m <sup>2</sup>
6.	Bathroom + WC	Koupelna + WC	4,7 m <sup>2</sup>
7.	Bathroom + WC	Koupelna + WC	6,0 m <sup>2</sup>
8.	Bedroom	Ložnice	15,6 m <sup>2</sup>
9.	Room	Pokoj	18,6 m <sup>2</sup>
10.	Balcony	Balkon	1,5 m <sup>2</sup>
11.	Balcony	Balkon	1,0 m <sup>2</sup>
	Total	Celkem	105,4 m <sup>2</sup>