



## Apartment Two-bedroom (3+kk)

Rented

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





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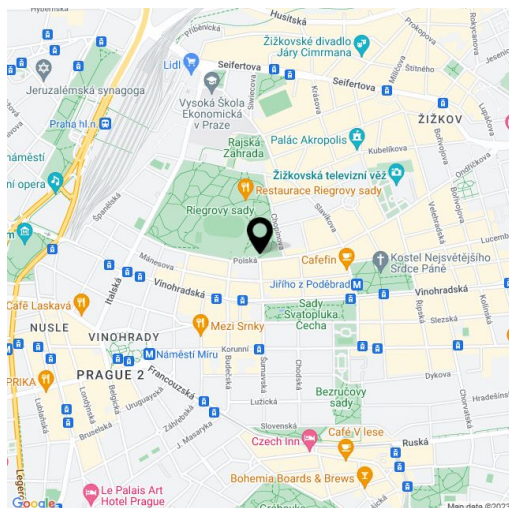
104 m<sup>2</sup>, Prague 2, Vinohrady, Polská

Total area	109 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	31521
Available from	Immediately

Boasting a balcony that provides beautiful views of Riegrový Sady Park, this completely newly refurbished 2-bedroom apartment is on the first floor of a renovated traditional building with an elevator and preserved original features. Located on a quiet street on the edge of the lovely Riegrový Sady Park, a few blocks from the Jiřího z Poděbrad metro station, with very quick access to the city center. Full amenities within easy reach, incl. many fine restaurants, bistros, cafes, and a popular farmers' market.

The interior features a living room with a fully fitted open plan kitchen, a bedroom with a **balcony** facing the park, a second bedroom, a **dressing room**, a bathroom with a bathtub and a toilet, a separate toilet, and an entrance hall.

**Hardwood floors**, built-in wardrobes in both bedrooms, security entry door, TV, video entry phone, gas boiler, Bosch washing machine, induction cooktop, dishwasher, **cellar**. Possible to rent a parking space close to the building at CZK 2.000 per month. Service charges and water CZK 2,000/month, electricity and gas are 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.