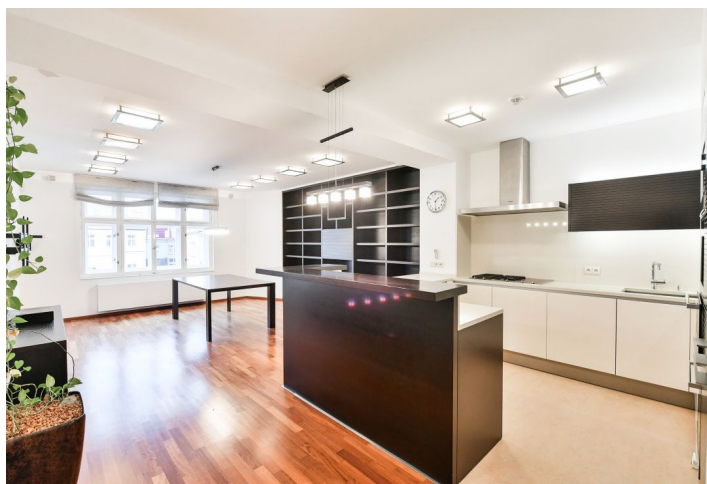




## Apartment Four-bedroom (5+kk)

Rented

254 m<sup>2</sup>, Praha 3, Vinohrady, Orlická





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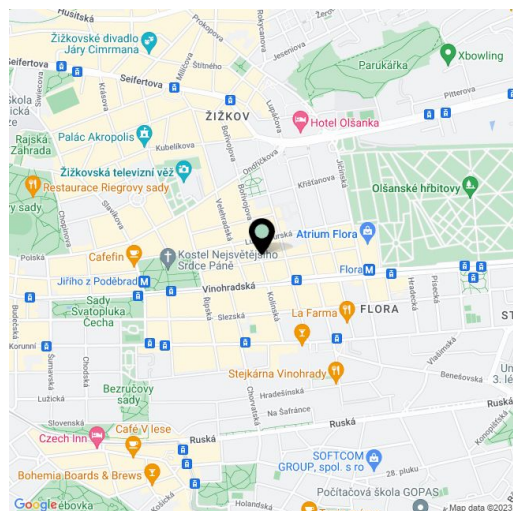
254 m<sup>2</sup>, Praha 3, Vinohrady, Orlická

Total area	260 m <sup>2</sup>
Floor area*	254 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking nearby.
Garage	Yes
Cellar	-
Service price	Services and water approx CZK 3,000/month. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	31616
Available from	Immediately

**Spacious, air-conditioned attic apartment for rent with a loggia. This fully renovated and partially furnished unit is set on the 6th topmost floor of a well-maintained traditional building with an elevator on a quiet street in Kralovske Vinohrady, with convenient access to the city center and full amenities in the area. The Jiřího z Poděbrad and Flora metro stations and the Atrium Flora shopping mall are a short walk away, and Riegrovy Sady and Parukářka parks are withing walking distance.**

The apartment features a comfortable living room with a gas **fireplace**, connected to a fully fitted open kitchen and dining area with access to the **balcony** facing the courtyard, a master bedroom incl. an en-suite bathroom (walk-in shower, toilet), three further bedrooms, and a family bathroom (bathtub, double sink, bidet, toilet). There is a spacious central entrance hall, a **fitted walk-in closet with a laundry room**, a utility room, a pantry, an additional separate toilet, and an entrance hall.

High-quality equipment and finishes, **hardwood floors**, carpets, heated tiles in the bathrooms, security entry door, built-in wardrobes and storage, excellent insulation of the walls, floors and ceilings, new casement windows with security foils, electrically controlled shutters and blinds, **heat pump**, gas boiler, Eggersmann kitchen, top quality Miele appliances, washer, dryer, dishwasher, wine fridge, coffee maker, plate warming drawer, Liebherr fridge, Villeroy & Boch bathroom fixtures and fittings, home cinema, central sound system, UPC cable for the Internet, alarm connected to a security agency, dimmed lights with central control, central vacuum cleaner. **2 parking spaces** can be arranged in a nearby garage. One parking space at CZK 4,000-5,000/month.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.