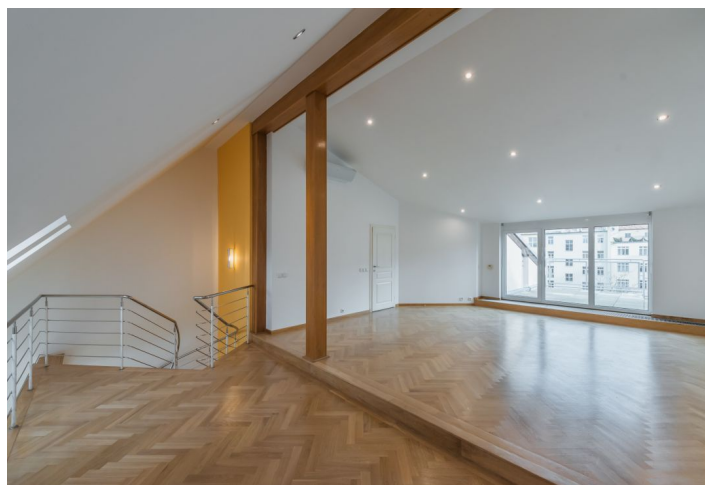
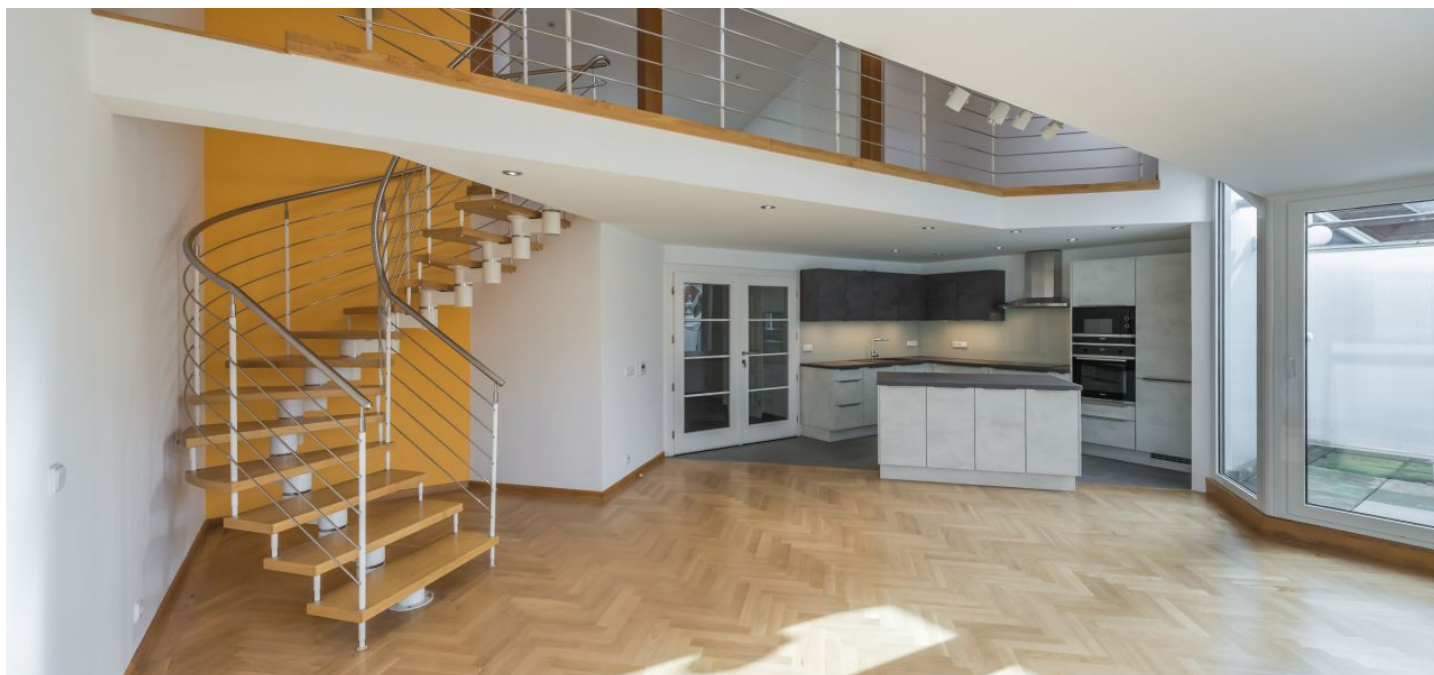




## Apartment Three-bedroom (4+kk)

Rented

170 m<sup>2</sup>, Prague 2, Vinohrady, Anny Letenské





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Rented

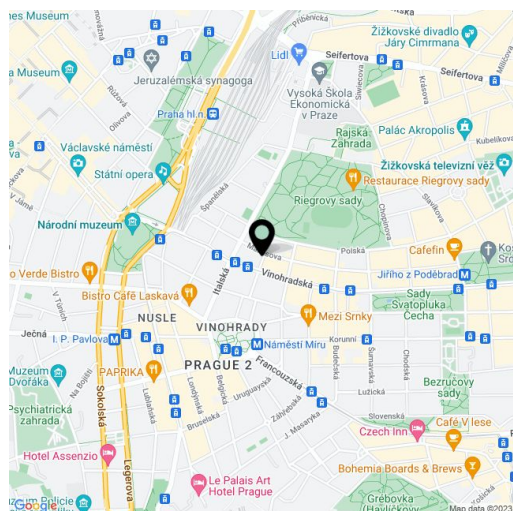
170 m<sup>2</sup>, Prague 2, Vinohrady, Anny Letenské

Total area	188 m <sup>2</sup>
Floor area*	170 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking available nearby at an extra fee.
Cellar	-
Service price	CZK 5,000/month
PENB	G
Reference number	31647
Available from	Immediately

This refurbished 3-bedroom 2-bathroom split-level attic flat with a large gallery, a 14 m<sup>2</sup> terrace and an enclosed balcony is on the fifth top floor of a renovated Art Nouveau building. Situated in an attractive area of the popular Vinohrady residential neighborhood, just steps from the Vinohradské divadlo Theater. Located about 3 minutes from the lovely Riegrovy sady park and Náměstí Míru metro station and trams, with full amenities within easy reach and within walking distance of Wenceslas Square.

The lower level features two bedrooms facing the green yard, a living room with a dining area, a fully fitted open plan kitchen and access to the enclosed balcony, a bathroom (bathtub, walk-in shower, double sink), a separate toilet, a fitted walk-in closet, and an entrance hall with built-in wardrobes. The upper floor boasts a 60 m<sup>2</sup> gallery with access to the terrace facing the yard, and there is a third bedroom with built-in storage and a bathroom (walk-in shower, toilet).

Air-conditioning on the gallery, new kitchen, solid wood parquet floors, tiles, aluminum windows, external blinds, washer, dryer, dishwasher, microwave oven, gas heating. Garage parking available nearby at an extra fee. Service charges and utilities are approx. CZK 5000 per month for one person.



\* 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.