



## Apartment Two-bedroom (3+1)

Rented

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





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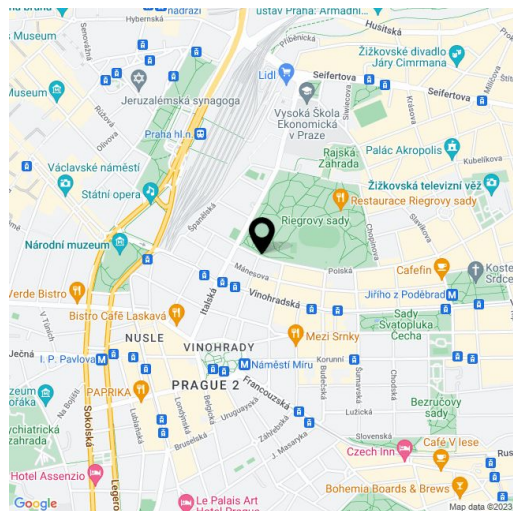
**Rented**143 m<sup>2</sup>, Prague 2, Vinohrady, Polská

Total area	148 m <sup>2</sup>
Floor area*	143 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Parking can be arranged.
Cellar	Yes
PENB	G
Reference number	3214
Available from	Immediately

**Comfortable 2-bedroom 2-bathroom split-level attic flat with a large gallery, a balcony and a view of the lovely Riegrovy sady park, situated on the top sixth floor of a meticulously renovated Art Nouveau building with a lift and a nice courtyard garden. Quiet location in the immediate vicinity of the Riegrovy sady park, just a ten minute walk to Wenceslas Square with access to all three Prague metro lines.**

The flat has a spacious living room, a fully fitted kitchen with utility room, two separate bedrooms with a shared balcony facing south towards the courtyard, a large air-conditioned gallery overlooking the living area (can be used as a study or third bedroom), two bathrooms (walk-in shower / bathtub, sink, bidet, toilet), storage room, and a small walk-in closet.

Solid wood parquet floors, plenty of storage / built-in wardrobes, security entry door, some vertical windows, blinds, washer, dryer, dishwasher, microwave oven, telephone, satellite connection, WiFi, cellar. Cleaning available for an additional fee. Short term possible for higher rent that includes weekly cleaning and changing of linen. Common building charges and utilities CZK 7000/month + 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.