



## Apartment Two-bedroom (3+1)

Rented

137 m<sup>2</sup>, Prague 3, Vinohrady, náměstí Jiřího z Poděbrad





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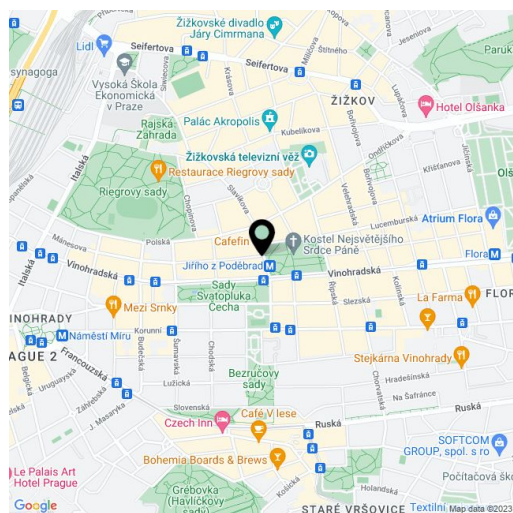
137 m<sup>2</sup>, Prague 3, Vinohrady, náměstí Jiřího z Poděbrad

Total area	137 m <sup>2</sup>
Parking	Garážové stání v ceně nájmu.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32372
Available from	Immediately

Boasting views of the Jiřího z Poděbrad Square and the unique modern Church Of The Most Sacred Heart Of Our Lord, this is an attractive 2-bedroom 2-bathroom flat. Situated on the third floor of a completely refurbished Art-Nouveau building with a lift and preserved original features. Conveniently located in the popular Vinohrady residential area at Jiřího z Poděbrad Square with metro station and tram links, with full amenities within easy reach.

The interior includes a spacious living room, a fully fitted open kitchen and dining area, 2 bedrooms, full bathroom, shower bathroom with toilet, and entrance hall. There is a possibility to create a 3rd bedroom.

High standard materials and finishes, large windows, **solid wood parquet floors**, tiles, security entry door, built-in wardrobes, gas boiler, high quality appliances incl. a washer / dryer and a dishwasher. **Cellar**. One **garage parking** included. Common building charges and water CZK 1000/person/month. Gas and electricity will be transferred to the tenant. Can be furnished at a higher rent.



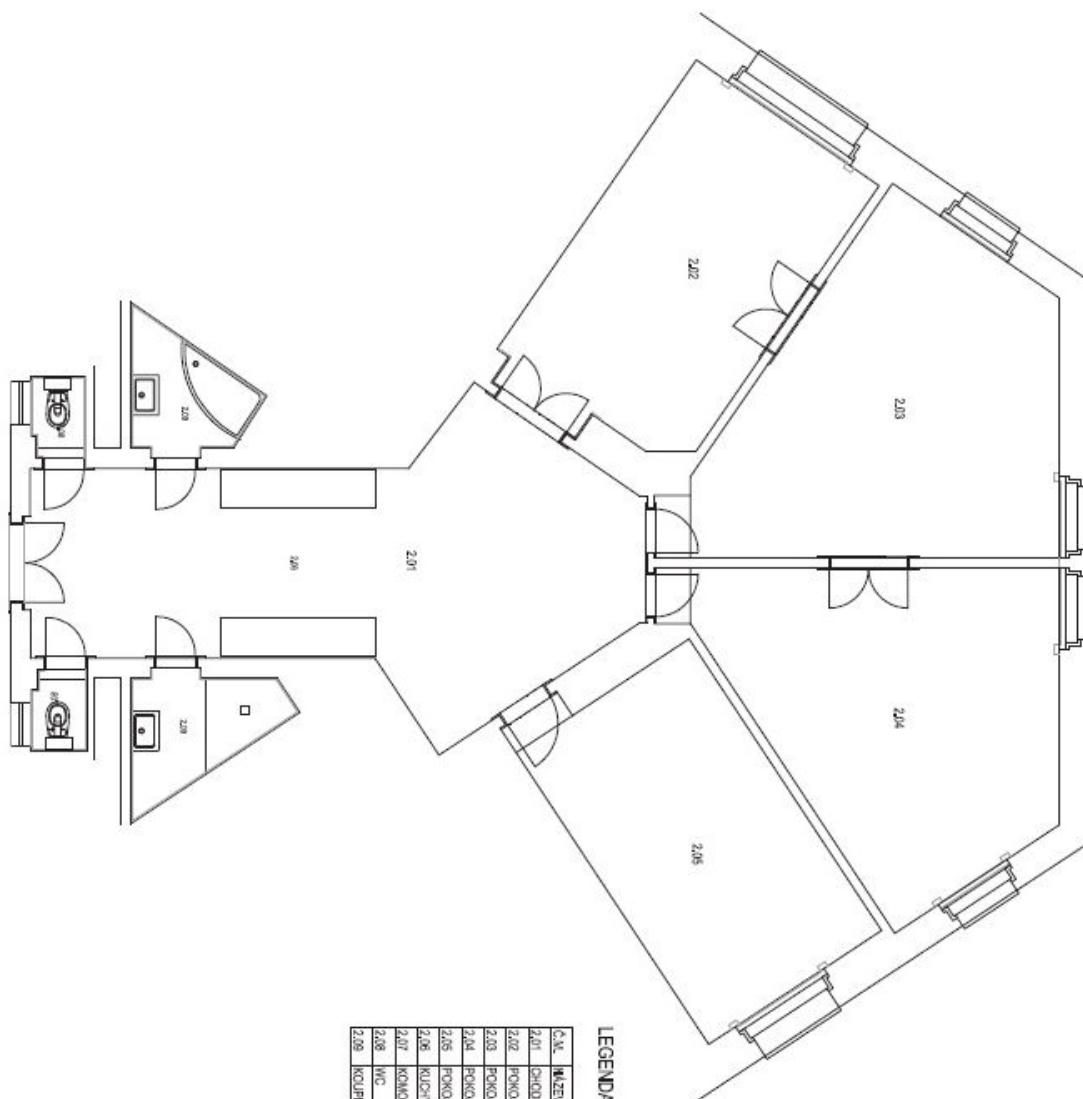
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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### LEGENDA MÍSTNOSTI:

Č. M.	NÁZEV	M <sup>2</sup>	PODLAŽNÁ
2/01	OBYTNÁ	37,94	
2/02	LOŽNÍ	18,47	
2/03	LOŽNÍ	24,82	
2/04	LOŽNÍ	29,40	
2/05	LOŽNÍ	18,21	
2/06	KUPELNĚNÍ KOUZEL	3,73	
2/07	KOMORNÁ	1,09	
2/08	HC	1,09	
2/09	KOUPELNA	3,19	

SMLXL