



## Apartment Three-bedroom (4+kk)

Rented

150 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova





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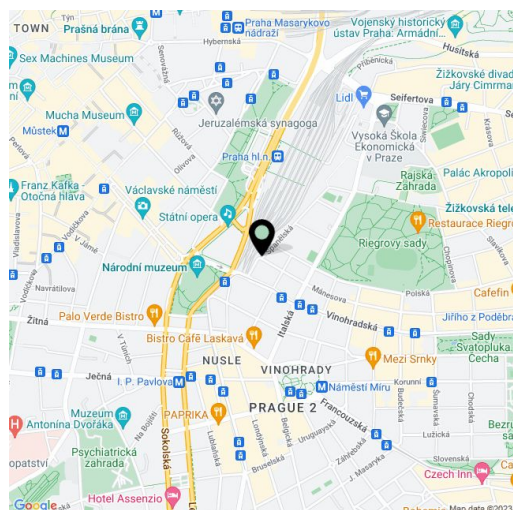
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Total area	155 m <sup>2</sup>
Floor area*	150 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32820
Available from	Immediately

This semi furnished 3-bedroom 2-bathroom split-level attic apartment with an enclosed balcony is on the fourth top floor of a renovated Art Nouveau building with a new lift. Located on a quiet tree lined street just steps from the lovely Riegrovy sady Park and moments from Jiřího z Poděbrad Square with a metro station, a tram stop, a regular farmers' market, and lots of quality cafes, trendy bistros, and restaurants. Popular residential location with very quick access to the city center and full amenities.

The lower level includes a spacious living room with a fully fitted open plan kitchen and **balcony** access, one bedroom with a shower room, a large **walk-in closet**, a separate toilet, and an entrance hall. The upper floor offers two bedrooms and a bathroom with a bathtub and a toilet.

**Wooden** and laminated floors, tiles, wooden beams, security entry door, built-in storage, gas boiler, washing machine, dishwasher, UPC cable connection, **cellar**. The apartment can be fully furnished at a higher rent. Service charges and water bills: CZK 700/person/month. Gas and electricity will be 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.