



## Apartment Two-bedroom (3+1)

Rented

101 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů





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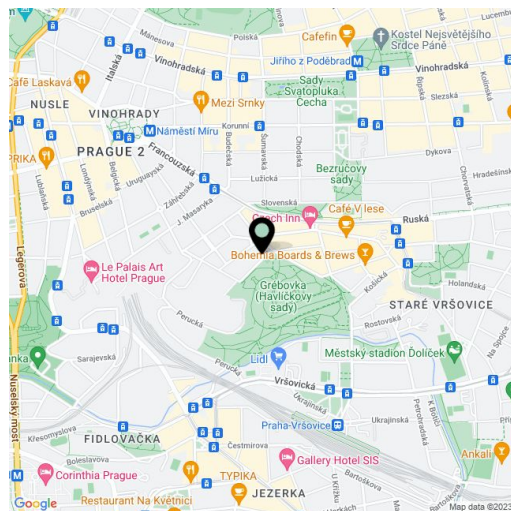
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Total area	111 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	33490
Available from	Immediately

Boasting a unique location offering direct views of the adjacent Havlíčkovy Sady Park, this is a newly fully refurbished 2-bedroom apartment with a 10 m<sup>2</sup> terrace. Situated on the upper ground floor of a renovated residential building with preserved original details and a shared courtyard garden. Well located in a quiet street in a highly sought after neighborhood on the border of Vinohrady and Vršovice districts, with quick connections to the city center, and convenient to Náměstí Míru metro station, line A, with full amenities in the area.

The spacious apartment features a living room and a fully fitted eat-in kitchen with park views, two separate bedrooms facing the courtyard garden, a bathroom including a walk-in shower and a bathtub, a separate toilet with a bidet shower, and a large entrance hall. The terrace is adjacent to the garden and it is accessible from one of the bedrooms.

High ceilings, large windows, solid wood parquet floors, tiles, blinds, gas boiler, dishwasher, induction cooktop, microwave oven. Service charges and water bills: CZK 700/person/month. Deposit for gas: CZK 2000/month. Deposit for electricity: CZK 700/month.



\* 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.