



Apartment Three-bedroom (4+kk)

Rented

143 m², Praha 10, Vršovice, Ruská





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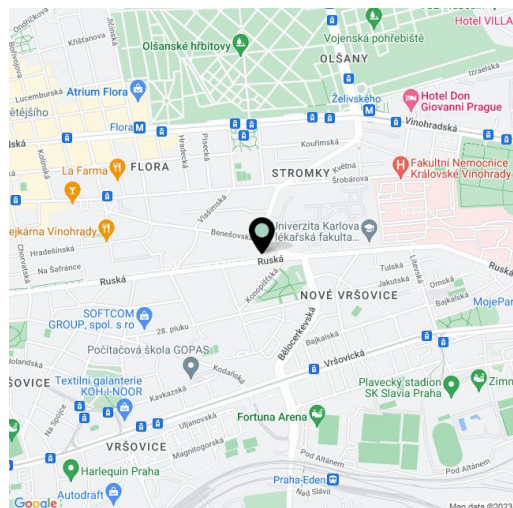
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Total area	155 m ²
Floor area*	143 m ²
Terrace	12 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	33589
Available from	Immediately

This unfurnished, air-conditioned 3-bedroom 2-bathroom split-level attic apartment with a south-facing terrace is on the 6th floor of a completely renovated apartment building with an elevator and a shared courtyard garden. Located in a quiet residential area on the border of Vinohrady and Vršovice, in the immediate vicinity of a prestigious neighborhood with historic villas, with quick connections to the city center, just a few min. ride to the Náměstí Míru metro station with full amenities in the area.

The lower level of the apartment offers a living room with a double height ceiling and a fully integrated **Poggenpohl** kitchen, 2 bedrooms, a **walk-in closet**, a bathroom incl. a bathtub with a shower screen, a separate toilet with a bidet shower, and a utility room. The upper floor features a master bedroom with access to the **terrace**, a **walk-in closet**, a bathroom with a walk-in shower, and a separate toilet with a bidet shower.

Far-reaching views, **air-conditioning** in the bedrooms, **wooden floors**, designer lighting fixtures, electrically operated skylights, insect nets, awning, external blinds, custom-made furniture, built-in wardrobes, built-in audio system in the living room and master bedroom, gas boiler, washer, dryer, dishwasher, microwave oven, wine fridge, **cellar**, pram/bike storage room in the building. Service charges and water bills approx. CZK 2,000/month. Gas and electricity are billed separately. Available from July 2022. The apartment is **unfurnished**.



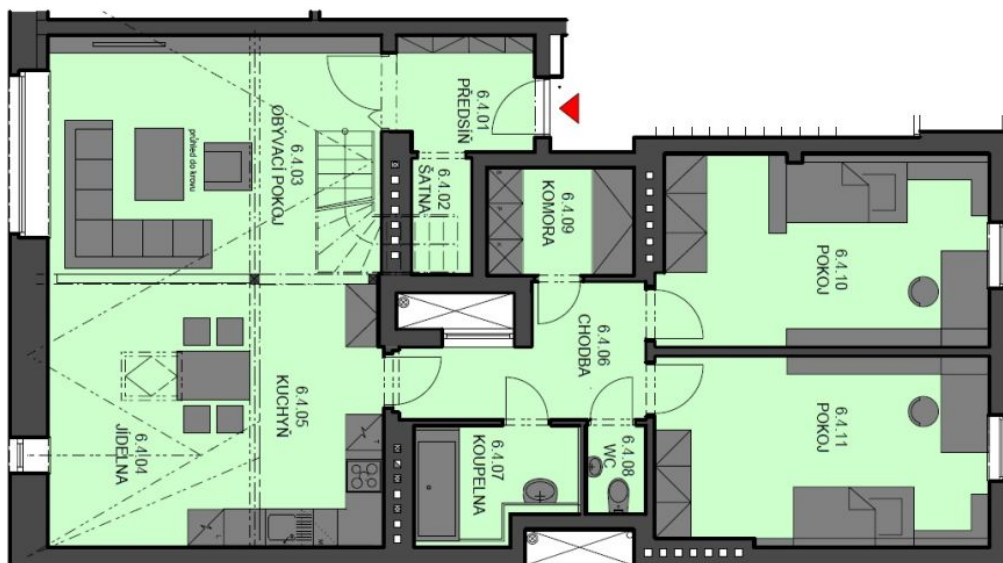
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORYS 6. NP



PŮDORYS 7. NP