



## Apartment Three-bedroom (4+kk)

€ 3 665 | CZK 92 688

118 m<sup>2</sup>, Praha 3, Vinohrady, náměstí Jiřího z Poděbrad





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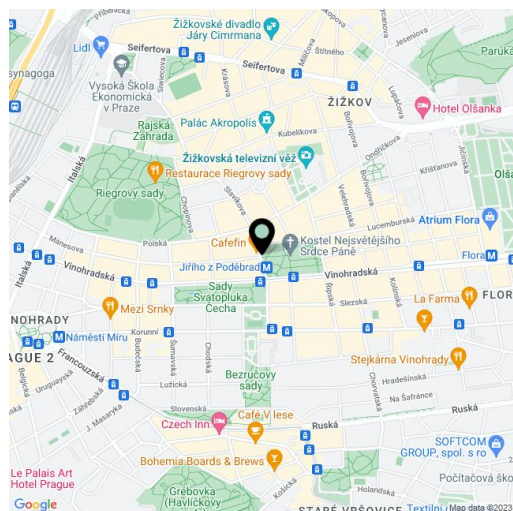
118 m<sup>2</sup>, Praha 3, Vinohrady, náměstí Jiřího z Poděbrad

Total area	120 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Garage parking nearby.
Garage	Yes
Cellar	-
Service price	Services and water: EUR 125/person/month. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	33920
Available from	Immediately

This attractive, fully renovated apartment with a balcony is on the 1st floor of a completely refurbished Art Nouveau building with an elevator and preserved original features. Conveniently located in the popular Vinohrady residential area at the Jiřího z Poděbrad Square with a metro station and tram links, plus full amenities within easy reach, and within walking distance of lovely Riegrovy Sady Park.

With high-standard materials and finishes, the interior features two separate bedrooms, a living room with a fully fitted open plan kitchen and dining area, an adjacent office with access to the **balcony**, a bathroom with a bathtub and toilet, an additional separate toilet, a storage room, and a spacious entrance hall.

**Air-conditioning**, new kitchen, high ceilings, large windows, **hardwood floors**, tiles, built-in wardrobes, security entry door, gas boiler, washer/dryer, dishwasher. The apartment is **unfurnished**, it can be equipped with furniture at a higher rent. One **garage parking** space is included (located a 7 min. walk from the building).



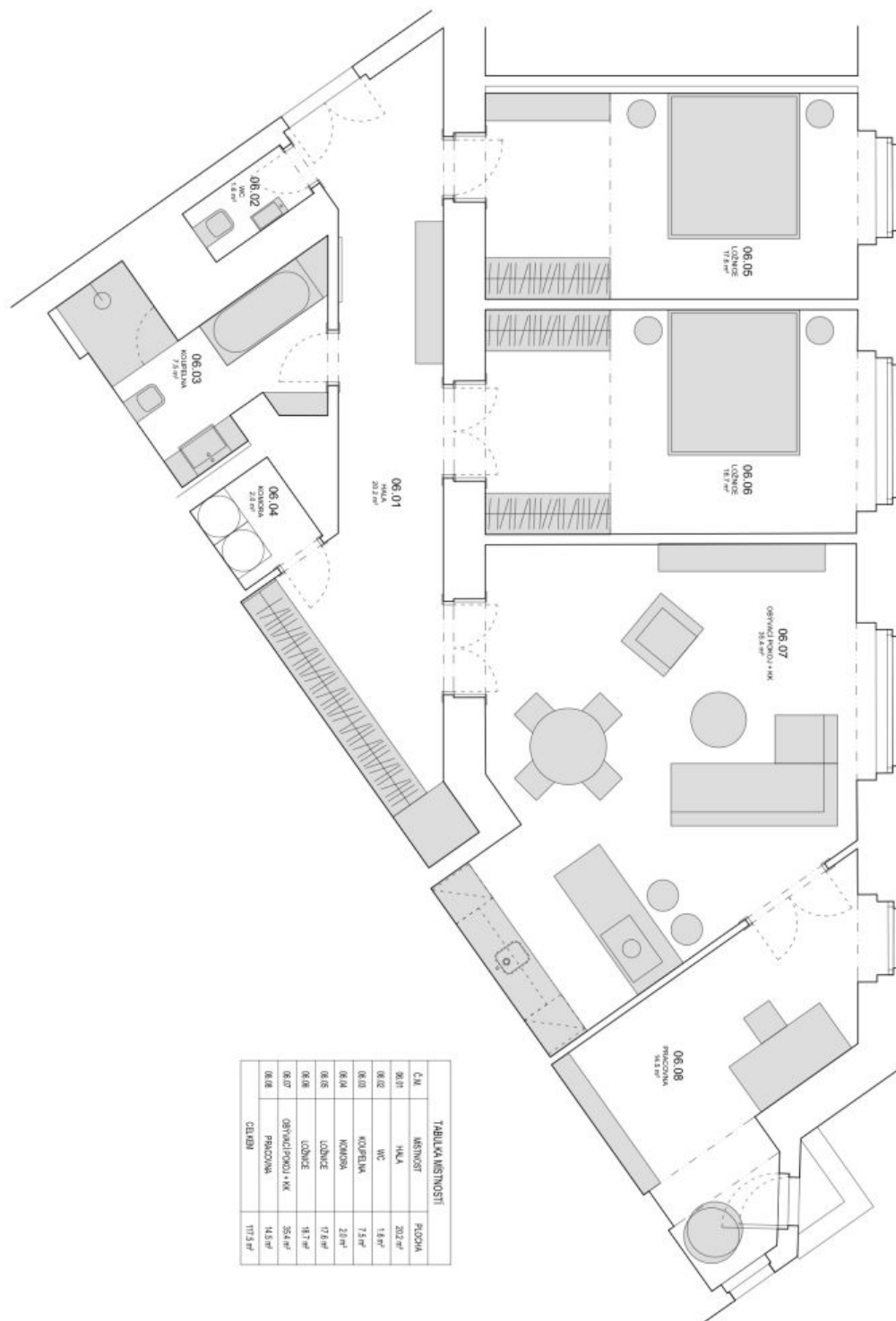
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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TABULKA MÍSTNOSTI	
Čís	POCOK
06.01	HALLA 20,2 m <sup>2</sup>
06.02	WC 1,6 m <sup>2</sup>
06.03	KUCHYŇKA 7,8 m <sup>2</sup>
06.04	KOPÁNKA 2,8 m <sup>2</sup>
06.05	LOŽNICE 17,8 m <sup>2</sup>
06.06	LOŽNICE 18,7 m <sup>2</sup>
06.07	OBYVACÍ POKOJ + KK 34,8 m <sup>2</sup>
06.08	PRACOVNA 14,3 m <sup>2</sup>
CELKEM 117,2 m <sup>2</sup>	