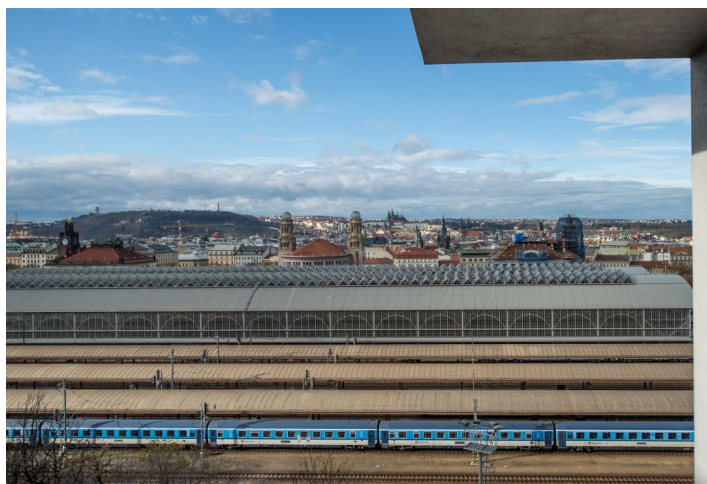




## Apartment One-bedroom (2+kk)

Rented

70 m<sup>2</sup>, Prague 2, Vinohrady, Italská





## Apartment One-bedroom (2+kk)

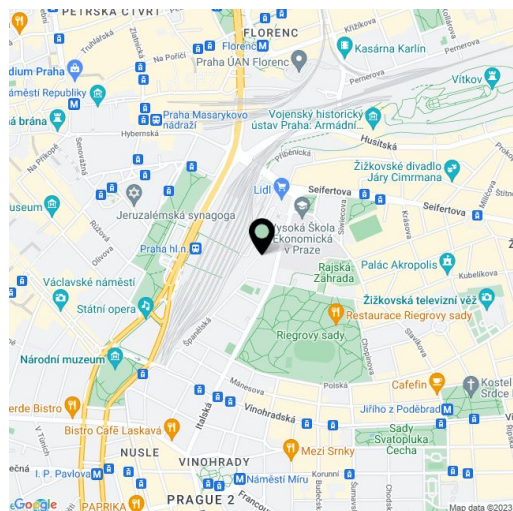
**Rented**70 m<sup>2</sup>, Prague 2, Vinohrady, Italská

Total area	76 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34227
Available from	Immediately

Boasting beautiful unobstructed views of Old Town and Malá Strana, including the Prague Castle and Petřín Hill, this furnished 1-bedroom apartment with a balcony is situated on the third floor of the Residence Riegrovy sady modern residential development. Right by a wonderful park and with very quick access to the city center and full urban amenities, it is located within walking distance of Wenceslas Square and the Muzeum metro station in a secure gated community with a 24/7 reception, security, management services, underground parking.

The sunny apartment features a living room with a fully integrated kitchen, a breakfast bar and access to the **balcony**, a bedroom with built-in wardrobes, a bathroom (bathtub with a shower screen), a separate toilet, and a large entrance hall with built-in wardrobes.

**Wooden floors**, tiles, oversized windows, security entry door, gas boiler, blinds, washer, dryer, dishwasher, microwave oven, basic kitchenware, TV, video entry phone, WiFi, satellite reception, garden furniture, **cellar**. A **garage parking** space is included. Deposit for service charges and water: CZK 2,000/month. Deposit for gas, electricity, and the Internet: CZK 3,000/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.