



## Apartment Two-bedroom (3+kk)

Rented

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





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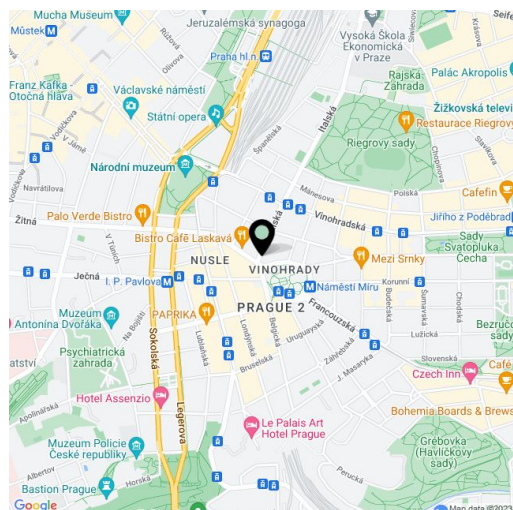
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Total area	84 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	35810
Available from	Immediately

This bright and quiet, fully refurbished 2-bedroom apartment with a balcony, on the fourth floor of a well-maintained Functionalist building with an elevator. Situated on a tree-lined street just minutes from the Náměstí Míru and I.P. Pavlova metro stations with multiple tram links, with a wide range of amenities in the immediate vicinity. Conveniently located just a short walk from the city center and a few blocks from Riegrovy Sady Park.

The interior features a living room with a dining area and a fully fitted open plan kitchen, and two bedrooms facing the courtyard garden (one with a balcony). There is a bathroom including a bathtub with a shower screen and a toilet, an additional separate toilet, and a partially separate entrance hall with built-in wardrobes.

Preserved original details, high ceilings, large windows, **hardwood parquet floors**, tiles, built-in wardrobes in both bedrooms, security entry door, dishwasher, microwave oven. Faces west. Monthly deposit for service charges, water, and heating: CZK 5,000/month for 2 persons. Electricity will be transferred to the tenant. Available from August 2022.



\* 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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