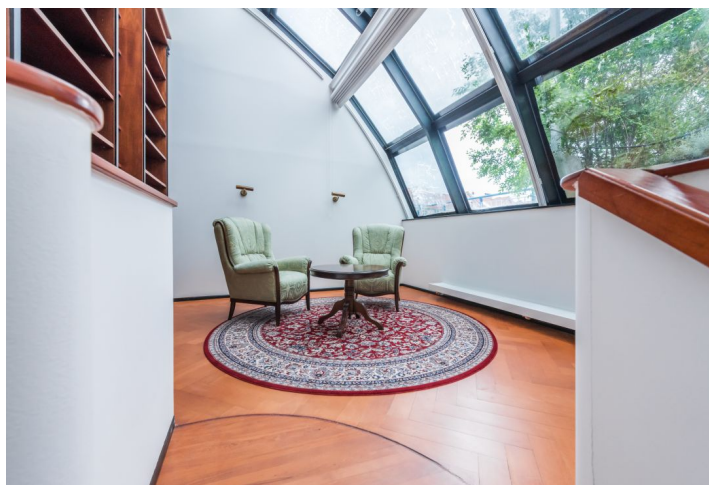




Apartment Three-bedroom (4+1)

Rented

229 m², Praha 3, Vinohrady, Hradecká





Apartment Three-bedroom (4+1)

Rented

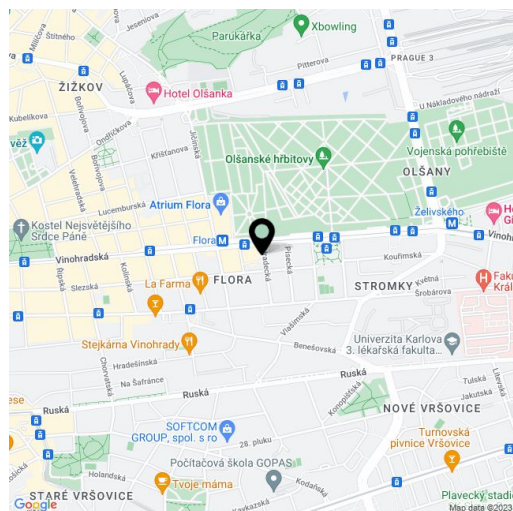
229 m², Praha 3, Vinohrady, Hradecká

Total area	280 m ²
Floor area*	229 m ²
Terrace	51 m ²
Parking	Two large garage parking spaces.
Garage	Yes
Cellar	-
PENB	G
Reference number	35812
Available from	Immediately

This spacious, semi furnished 3-bedroom split-level apartment with a terrace, air-conditioning and parking, is on the first floor of a modern multipurpose terraced building with a reception and lifts, built on the site of a former factory from 1906. Located in the popular Vinohrady residential neighborhood, with great access to the city center and full amenities within easy reach, just moments from Flora metro station and Atrium Flora shopping mall.

On the 1st floor, there is an entrance to the apartment from the gallery. This level features an **80-meter living room with a south-east facing terrace**, a fully fitted kitchen with a dining area, a bedroom with terrace access, a study, a generous bathroom with an **infrared sauna and a solarium**, an additional guest toilet, a **walk-in closet**, a utility room, and an entrance hall. The upper floor includes an **air-conditioned bedroom**.

Hardwood parquet floors, heated tiles, wood-aluminum windows with exterior blinds, interior shading and **granite window sills, hydromassage bathtub** by the Italian brand Teuco, **Persian carpets**, custom-made kitchen with a **granite countertop**, central heating, security system. **Two large parking spaces** with automatic garage doors are available in an underground car park. Monthly deposit for service charges, water and heating: CZK 3500. Electricity is billed separately.



* 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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