



## Apartment One-bedroom (2+kk)

Rented

62 m<sup>2</sup>, Praha 2, Vinohrady, Jana Masaryka





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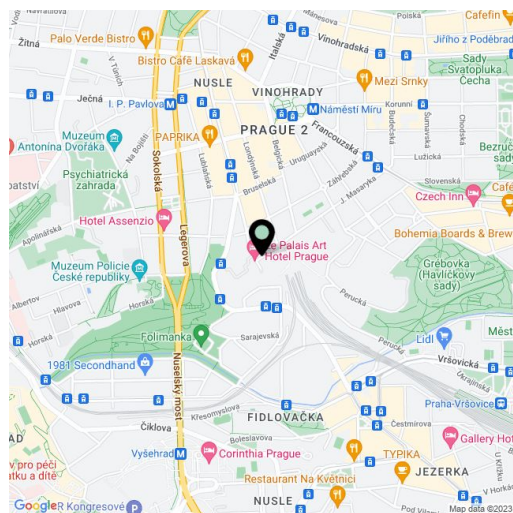
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Total area	66 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	36391
Available from	Immediately

This furnished 1-bedroom attic apartment is on the 5th floor of a well maintained residential building with a lift. Centrally located on a quiet street in the sought-after neighborhood of Královské Vinohrady (the Royal Vineyards), highly popular with the expat community. A location with very quick access to the city center, just a short walk (or one short tram stop) to Náměstí Míru Square with a metro station and multiple tram links. Dozens of fine restaurants, sidewalk cafes, and shops in the area, with Havlíčkovy Sady park just down the street.

The interior includes a living room with a fully fitted open plan kitchen and **balcony** access, a bedroom with an en-suite bathroom (walk-in shower), a separate toilet with a bidet shower, and an entrance hall.

**Solid wood parquet floors**, tiles, security entry door, gas boiler, washing machine, dishwasher, chip entry to the building. Service charges and water CZK 2,000/month. Gas and electricity are 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.