



Apartment One-bedroom (2+1)

Rented

59 m², Prague 2, Vinohrady, Lužická





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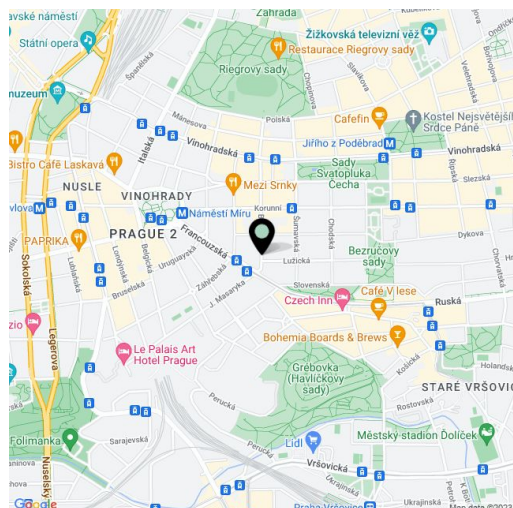
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Total area	59 m ²
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges and water consumption: CZK 1200. Gas and electricity are billed separately.
PENB	E
Reference number	36537
Available from	Immediately

This is a unique south-facing 1-bedroom apartment that has undergone an expensive renovation. Benefiting from preserved original details and use of modern technologies, the home is situated on the third floor of a residential building with a lift on a quiet tree lined street in a highly sought after residential neighborhood of Vinohrady. It takes five minutes to walk to Náměstí Míru and Jiřího z Poděbrad metro stations, and full amenities, shopping and entertainment are within easy reach. Conveniently located for the extensive Riegrovy Sady or Havlíčkovy Sady parks.

The interior consists of an entrance hall with built-in wardrobes, a fully fitted and equipped kitchen, a bedroom, a living room with a dining area, and a shower room with a toilet and a bidet shower. Both main rooms are south-facing, overlooking green treetops.

Premium materials and advanced technologies, Honeywell smart heating system controlled by phone, built-in wardrobes with lighting, **Villeroy & Boch** and **Hansgrohe** (thermostatic taps) sanitary ware, **oak parquet floors**, Italian tiles, sintered anti-slip tiles, walls painted using the highest quality British **Farrow & Ball** paint, custom-made kitchen with built-in **Siemens appliances** and a **Bianco Sardo granite countertop**, double-glazed wooden casement windows, gas boiler, washer, dishwasher, microwave oven, wine fridge, TV.



* 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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