



## Apartment Two-bedroom (3+kk)

Rented

99 m<sup>2</sup>, Prague 2, Vyšehrad, Vratislavova





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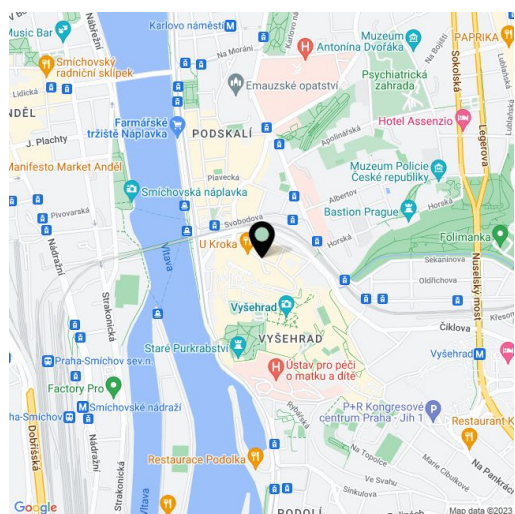
99 m<sup>2</sup>, Prague 2, Vyšehrad, Vratislavova

|                  |                   |
|------------------|-------------------|
| Total area       | 99 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 37154             |
| Available from   | Immediately       |

Attic apartment below the Vyšehrad Castle gardens. This completely refurbished 2-bedroom apartment is on the 4th floor of a well maintained renovated apartment building with no lift. Set on a quiet street below a large green park and near a children's playground, within walking distance of the Vltava embankment, with quick tram connections to the city center and the Palackého/Karlovo náměstí metro station, and with full amenities within easy reach.

The apartment features a living room with a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom, a family bathroom (walk-in shower, toilet), an additional separate toilet, and an entrance hall with built-in wardrobes.

**Hardwood parquet floors**, large format tiles, security entry door, built-in wardrobes in the corridor, electric boiler (for heating and hot water), dishwasher, video entry phone, attic storage space. Monthly deposit for service charges and water: CZK 370 per person. Electricity in the amount of CZK 3000 is billed separately (transfer to the tenant).



\* 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.