



## Apartment Three-bedroom (4+kk)

Rented

142 m<sup>2</sup>, Praha 2, Vinohrady, Polská





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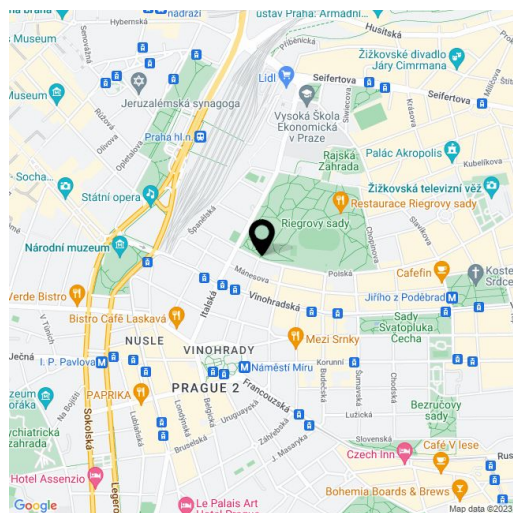
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Total area	144 m <sup>2</sup>
Floor area*	142 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Outdoor parking nearby at CZK 2,500/month.
Cellar	-
PENB	G
Reference number	37191
Available from	Immediately

**Top quality apartment in an attractive location. This meticulously newly refurbished 3-bedroom, 2-bathroom apartment with a balcony and green views is on the first floor of a renovated Art Nouveau building with a lift and preserved original features. Located on a quiet street on the edge of the lovely Riegrovy Sady Park, a few blocks from the Jiřího z Poděbrad metro station, with very quick access to the city center. Full amenities are available within easy reach, incl. many fine restaurants, trendy bistros, cafes, and a popular farmers' market.**

The interior features a spacious living room with a gas **fireplace**, and a partially separated fully fitted kitchen with a dining area and a **balcony** facing the green park. There are two bedrooms facing the quiet courtyard - one with an en-suite bathroom (bathtub, walk-in shower, toilet), a third bedroom facing the park, a family bathroom (walk-in shower, toilet), and a large entrance hall with built-in wardrobes.

**Top standard materials and finishes, high ceilings, large windows, built-in storage, hardwood parquet floors, concrete screed floor in the bathroom, security entry door, replicas of the original etched glass interior door panels, washer / dryer, dishwasher, induction cooktop, gas boiler. Outdoor parking nearby available at CZK 2,500/month. Service charges and utilities 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.



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