



## Apartment Three-bedroom (4+kk)

€ 3 047 | CZK 77 000

123 m<sup>2</sup>, Prague 2, Vinohrady, Italská





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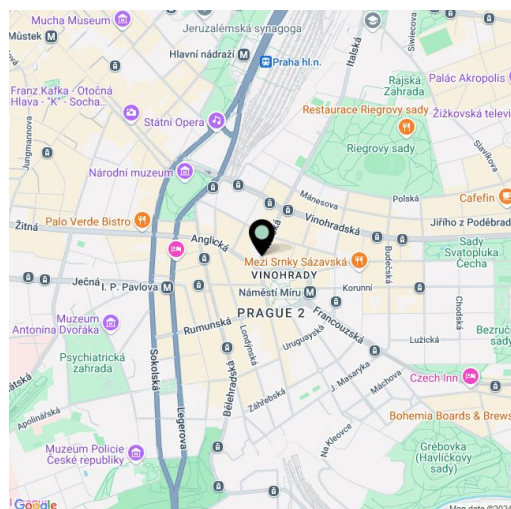
123 m<sup>2</sup>, Prague 2, Vinohrady, Italská

Total area	132 m <sup>2</sup>
Floor area*	123 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	Two garage spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for building services and energies CZK 10,000.
PENB	G
Reference number	3861
Available from	Immediately

**Unique unobstructed panoramic views of Prague! Designer air-conditioned fully furnished 3rd floor apartment with a west-facing terrace towards Prague Castle, Old Town, and more. Situated in the Residence Riegrovy Sady modern residential development right by a wonderful park and with very quick access to the city center and full urban amenities, located within walking distance of Wenceslas Square and the Muzeum metro station in a secure gated community with a 24/7 reception, security and underground parking.**

The unit features a fully fitted kitchen open to the living/dining area with a gas fireplace and large floor-to-ceiling windows leading onto the terrace, three separate bedrooms, a bathroom with a bathtub, double sink, bidet, and toilet, a guest toilet, and built-in wardrobes in the entry hall.

Quality soundproof windows, hardwood floors and tiles, built-in storage, Siemens appliances, Internet, and satellite points in all rooms, video entry phone, security door, cellar. **Two underground garage parking spaces** included in the rent.



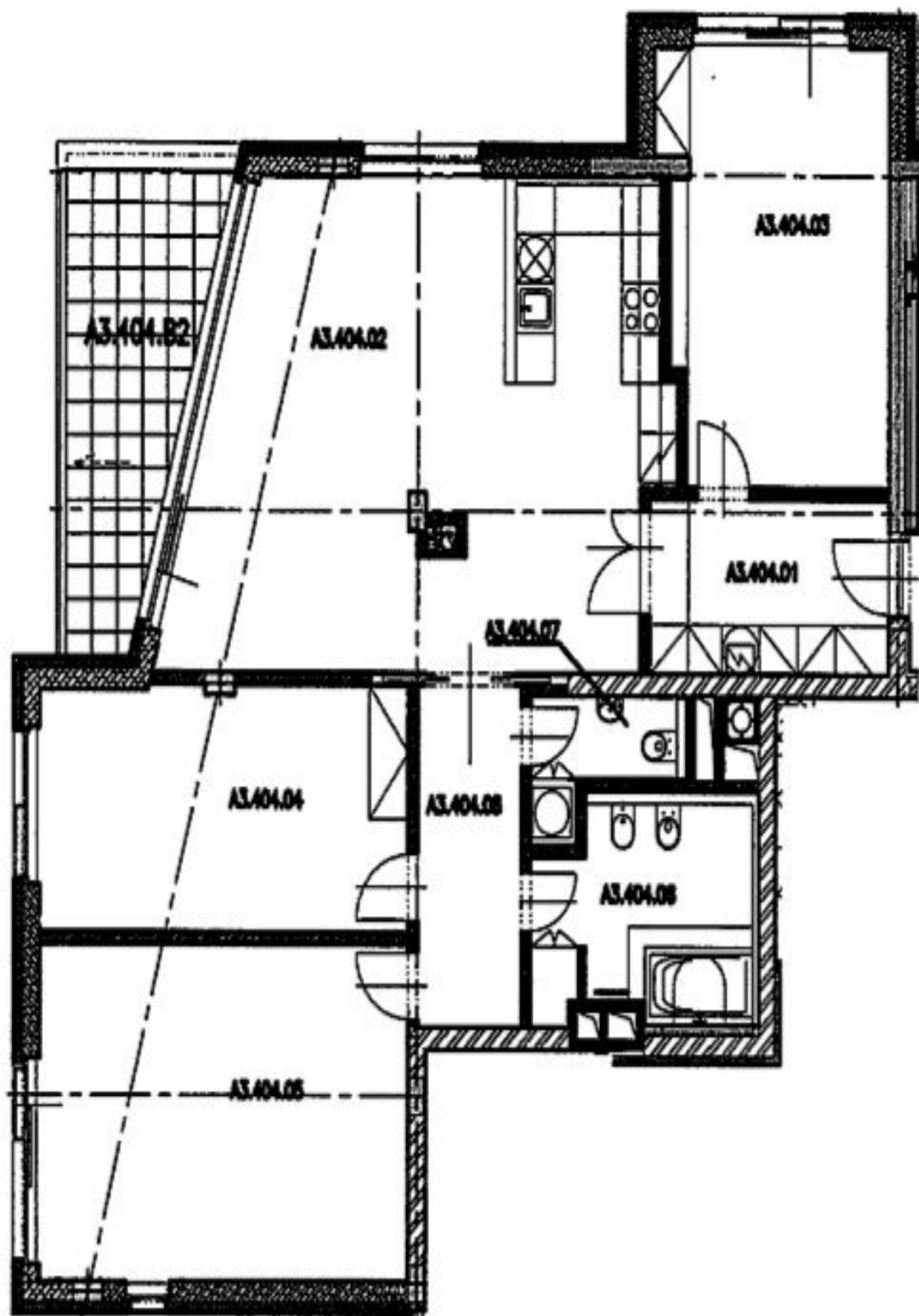
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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