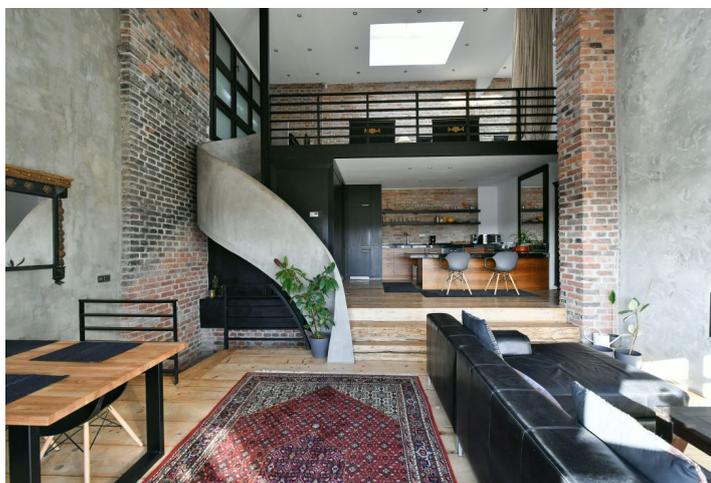
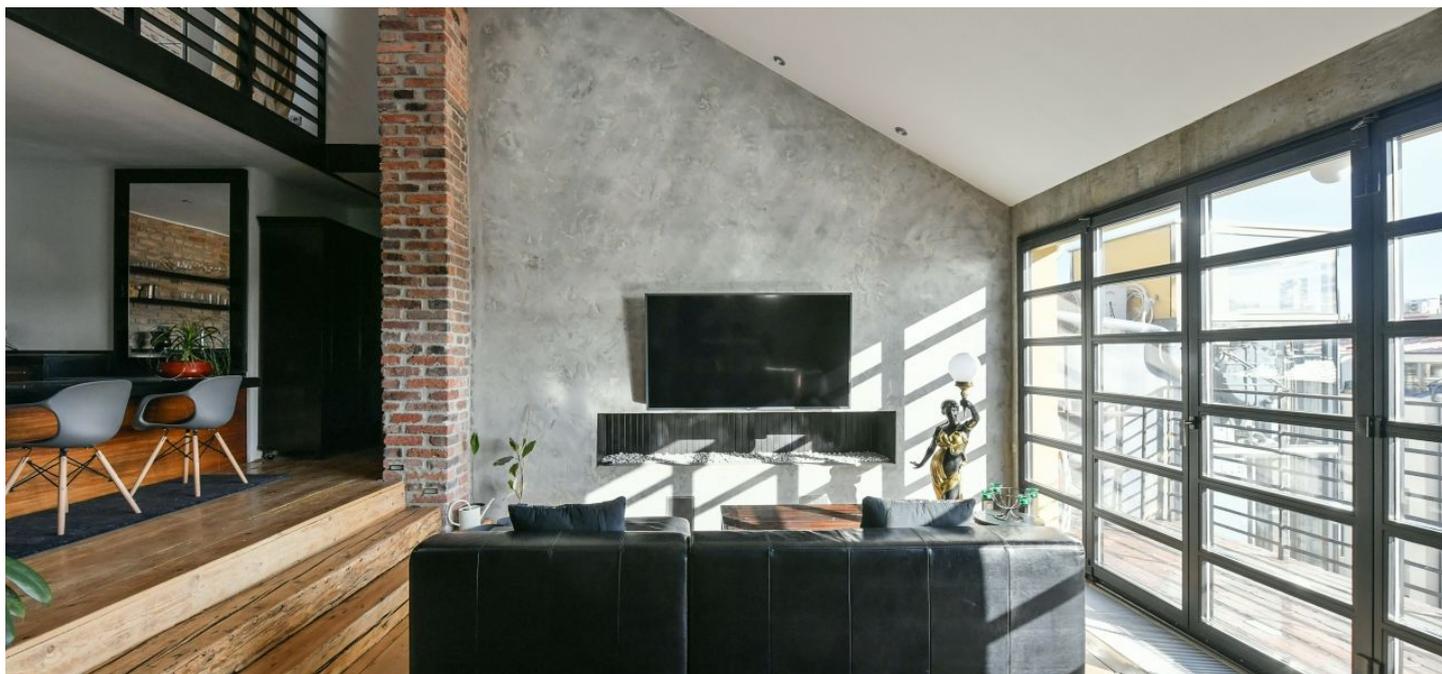




## Apartment Two-bedroom (3+kk)

€ 2 376 | CZK 60 000

115 m<sup>2</sup>, Prague 2, Vinohrady, Polská





## Apartment Two-bedroom (3+kk)

€ 2 376 | CZK 60 000

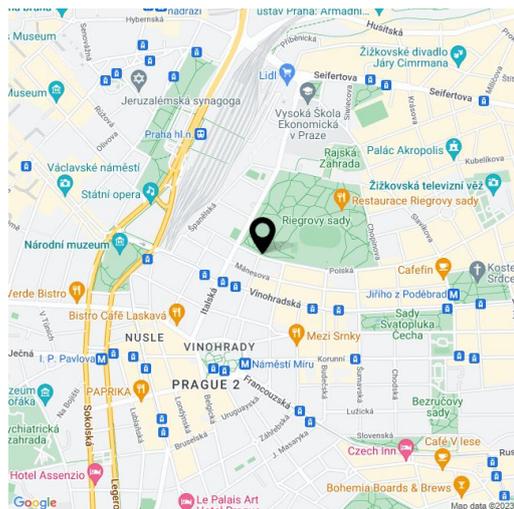
115 m<sup>2</sup>, Prague 2, Vinohrady, Polská

Total area	123 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Common building charges and water CZK 6,000/month. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	38702
Available from	Immediately

In the immediate vicinity of Riegrovy Sady Park, this atypical, completely furnished 2-bathroom 3-level attic apartment with a terrace is on the 6th floor of a well-maintained historic building with a elevator and preserved original features. Located on a quiet street on the edge of a popular park, a few blocks from the Jiřího z Poděbrad metro station, with very quick access to the city center. Complete services and amenities are available within easy reach, incl. many fine restaurants, trendy bistros, cafes, and a popular farmers' market.

The lower level offers a master bedroom with an en-suite bathroom (freestanding bath, toilet), three large French style windows, and a laundry room. The main level features a fully fitted and equipped kitchen open onto a double height living room with large doors leading to the terrace, and a second bathroom (walk-in shower, toilet). A modern spiral staircase leads to an open gallery which is used as a second bedroom with a study area.

**Air-conditioning, hardwood floors, gas fireplace, granite stone kitchen countertop, heated bathroom floors, gas boiler, washer, dryer, dishwasher, coffee maker, microwave oven, kitchenware, video entry phone.**



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.