



Apartment Two-bedroom (3+kk)

Rented

112 m², Prague 2, Vinohrady, Dudova





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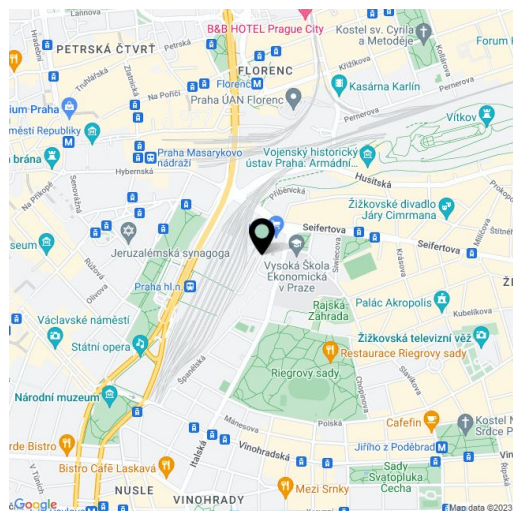
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Total area	132 m ²
Floor area*	112 m ²
Terrace	20 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	38938
Available from	Immediately

Boasting a south-west facing terrace and beautiful views of the city, the Prague Castle and the Petřín Hill, this brand new, fully air-conditioned 2-bedroom apartment is on the third floor in the newly built Churchill Residence with a 24/7/365 reception, security, camera system and underground parking. Ideally located in the sought after Vinohrady neighborhood, within easy reach of the historical and cultural center of Prague and full amenities, steps from the University of Economics, just moments from the popular Riegrovy sady Park. Within walking distance of Wenceslas Square and the Muzeum and Hlavní nádraží metro stations.

The interior features a living room with a dining area and a fully fitted open plan kitchen, two bedrooms, a bathroom including a bathtub, a bidet and a toilet, an additional separate toilet with a bidet shower, and a spacious entrance hall with a built-in wardrobe. The covered **terrace** is accessible from the living room and both bedrooms.

Air-conditioning, smart home system, hardwood oak parquet floors, tiles, security entry door, floor-to-ceiling French windows, automatic exterior blinds, central heating, dishwasher, induction cooktop, microwave oven, video entry phone, cellar (5,6m²), lift, pram storage. Two garage parking spaces are included. Monthly deposit for service charges, water and heating: CZK 8,500. Electricity is billed separately.



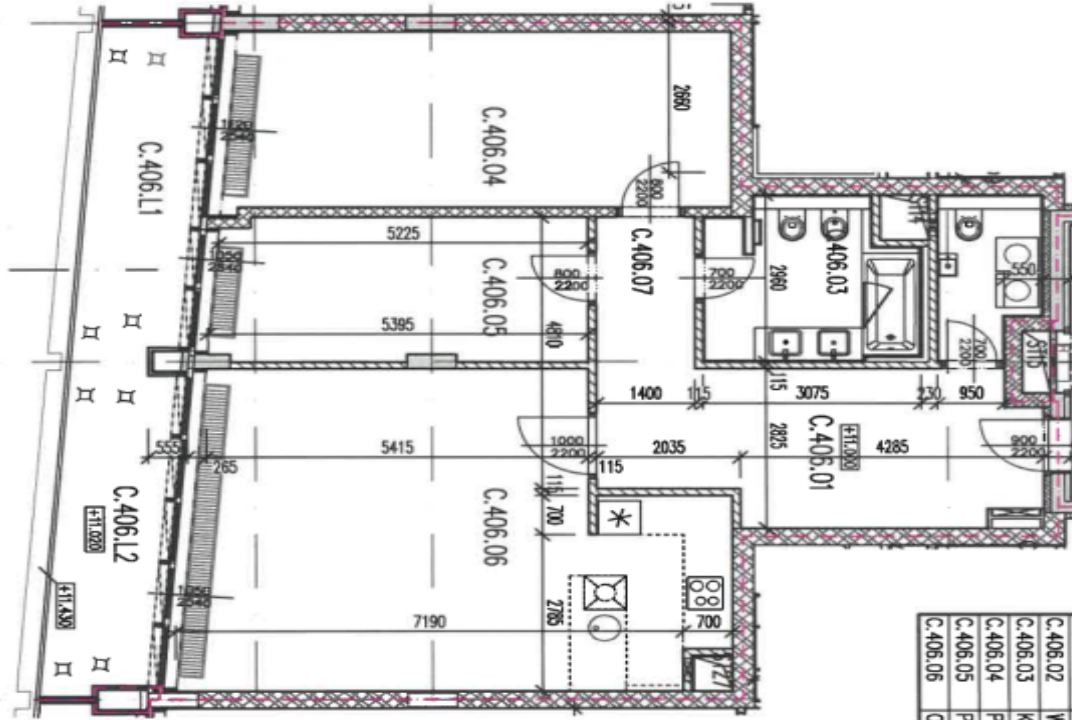
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Tabulka místností				
Číslo	Jméno	Plocha [m ²]	Výška [m]	Podlaha
C.406.01	HALA	20,23	2,5	dřevěná lamelová
C.406.02	WC	3,47	2,5	keramická dlažba
C.406.03	KOUPELNA S WC	7,29	2,5	keramická dlažba
C.406.04	POKOUJ	22,53	2,77	dřevěná lamelová
C.406.05	POKOUJ	13,62	2,77	dřevěná lamelová
C.406.06	OBYVACÍ POKOUJ+ KUCH. KOUT	39,38	2,77	dřevěná lamelová

LÉŽNÍ MÍSTNOSTI, OBYTNÉHO PROSTORU		106,8 m ²
PODLAHOVÁ PLOCHA OBYTNÉHO PROSTORU		117,3 m ²
Sklápí		5,6 m ²
PODLAHOVÁ PLOCHA PRU		117,9 m ²
8	beton	10,1 m ²
9	beton	10,1 m ²
Parkovací stánek		57,58