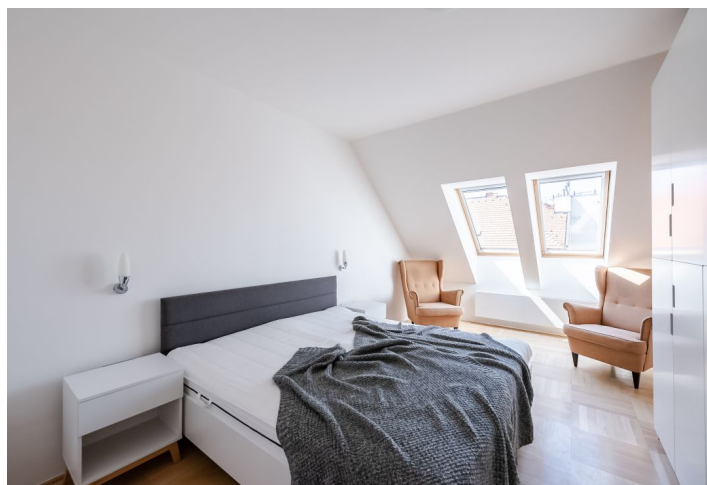




## Apartment Two-bedroom (3+kk)

Rented

102.58 m<sup>2</sup>, Prague 2, Vinohrady, U Kanálky





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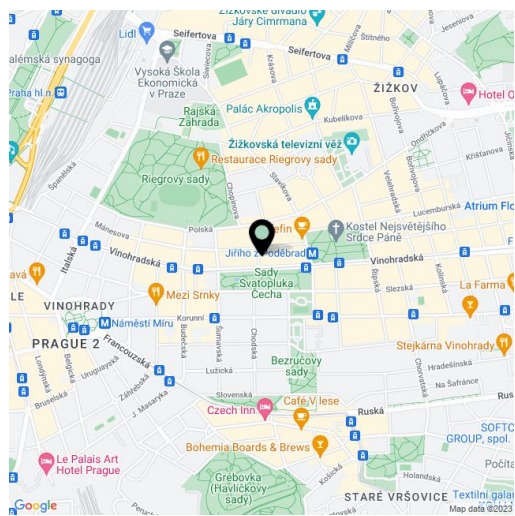
102.58 m<sup>2</sup>, Prague 2, Vinohrady, U Kanálky

Total area	108 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services CZK 2,000/person, electricity and gas is billed separately.
PENB	C
Reference number	39218
Available from	Immediately

This furnished air-conditioned split-level attic apartment with a terrace and a balcony is on the 6th floor of a fully refurbished, richly decorated historic building with an elevator and beautiful common areas. Nicely located on a quiet street just moments from the Jiřího z Poděbrad metro station and trams, within walking distance of Riegrovy Sady Park and Wenceslas Square. An area with quick access to the city center, full amenities within easy reach incl. quality restaurants, cafes, bistros, and a popular regular farmers' market.

The lower floor of the apartment features a living room with a fully fitted open plan kitchen and a balcony facing the courtyard, a bedroom, a shower bathroom with a toilet, and an entrance hall. The upper level includes a gallery and a second bedroom with a terrace and views of Jiřího z Poděbrad Square and the Church of the Most Sacred Heart of Our Lord by Jože Plečnik. There is also a bathroom with a bathtub, bidet, and toilet, plus a storage/utility room.

Hardwood floors, tiles, gas boiler, washing machine, dishwasher, microwave oven. An on-site underground garage parking is available at CZK 3,500/month.



\* 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.