



## Apartment Three-bedroom (4+kk)

Rented

110 m<sup>2</sup>, Prague 2, Vinohrady, Nad Petruskou





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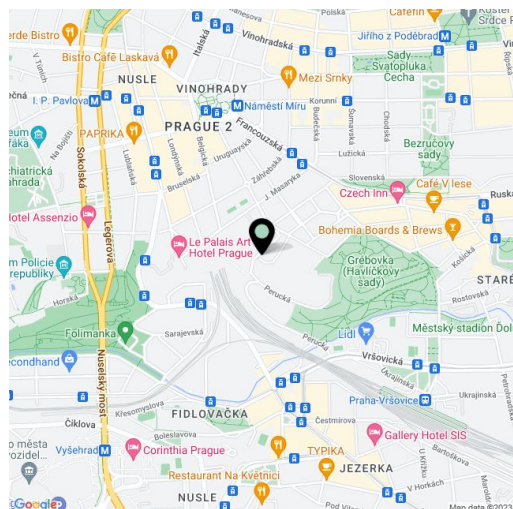
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Total area	118 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	Outdoor parking included.
Cellar	Yes
PENB	G
Reference number	39353
Available from	Immediately

Boasting a balcony, a terrace and a unique location near the popular Havlíčkovy Sady Park, this is a high standard newly refurbished 3-bedroom 2-bathroom apartment. Situated on the third floor of a well kept renovated Functionalist building with preserved original details and a shared garden with a children's playground. Well located in a quiet street in a highly sought after neighborhood of Vinohrady, with quick connections to the city center, and convenient to Náměstí Míru metro station, line A, with full amenities in the area.

The sunny interior features a corner living room with a fully fitted open plan kitchen, a master bedroom with a fitted **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), a bedroom with a built-in wardrobe, and a small study / guest bedroom with a **balcony** facing the courtyard garden. There is a bathroom with a bathtub, a toilet with a bidet and a pissoir, a storage room, a fitted **walk-in closet** / utility room, and an entrance hall with a built-in wardrobe. The **terrace** is accessible from the living room and the master bedroom, offering beautiful views of the Nuselské Valley and the surrounding greenery.

**High quality materials, solid wood parquet floors**, tiles, built-in wardrobes and storage, automatic blinds and drapes, gas boiler, high standard custom made kitchen with **Miele** appliances, dishwasher, induction cooktop, steam oven, combination oven, central vacuum cleaner, alarm, 10 m<sup>2</sup> **cellar**, barrier free access. South oriented. A designated outdoor **parking space** is included (a charger for electric cars is available). Monthly deposit for service charges and water: CZK 1,000 for one person. Gas and electricity will be transferred to the tenant. The apartment is unfurnished.



\* 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.