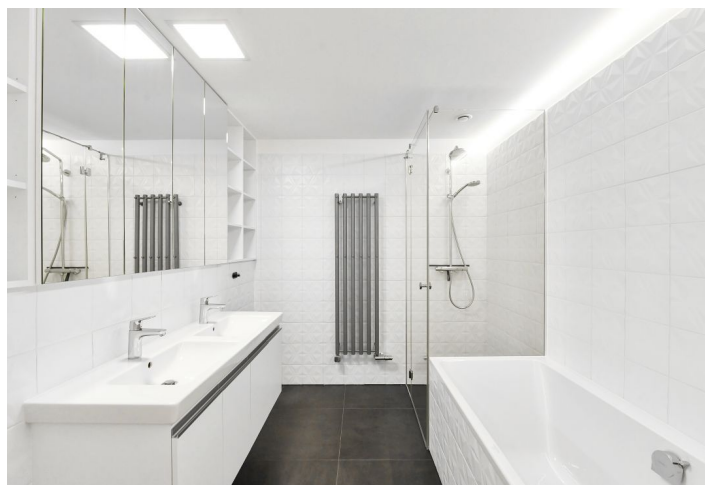




## Apartment Two-bedroom (3+kk)

Rented

114 m<sup>2</sup>, Prague 10, Vršovice, Sámova





## Apartment Two-bedroom (3+kk)

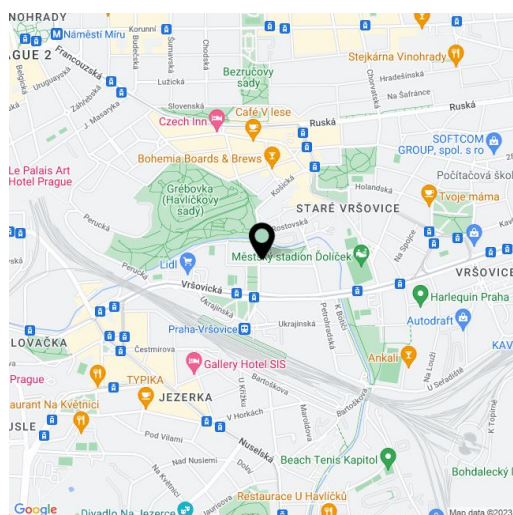
**Rented**114 m<sup>2</sup>, Prague 10, Vršovice, Sámova

Total area	119 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	One garage parking space included, possibility to rent a second at CZK 2,000/month.
Garage	Yes
Cellar	-
PENB	B
Reference number	39445
Available from	Immediately

This bright and airy air-conditioned unfurnished 2-bedroom apartment with a sunny balcony facing the garden is on the 6th floor of a newly built residence with a timeless design in the Art Deco tradition by the Znamení čtyř architectural studio. Located on the border of Vinohrady and Vršovice, on a quiet street within easy reach of full amenities and with quick access to the city center and popular Havlíčkovy Sady Park. Conveniently located for the Eden shopping center and multiple sports facilities.

The interior consists of a spacious living room with a fully equipped kitchen and a large glass door to the **balcony facing south towards the courtyard**, a master bedroom with an en-suite bathroom (with a shower and toilet), a second bedroom, an entrance hall, a bathroom (with a bathtub and shower), a separate toilet (with a bidet shower), and a utility room with a connection for a washer and dryer.

Quality equipment and design, automatic supply of **fresh air** through recuperation, **oiled oak parquet floors**, security entrance door, cellar, chip entrances, barrier-free access. The price includes **1 garage space** (a second can be rented for CZK 2,000/month). Deposit for common building charges, water, and heating CZK 5,800 per month. 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.



# Apartment Two-bedroom (3+kk)

114 m<sup>2</sup>, Prague 10, Vršovice, Sámova

Rented

01	pokoj	18,27 m <sup>2</sup>
02	pokoj	14,00 m <sup>2</sup>
03	ložnice	6,70 m <sup>2</sup>
04	wc	1,45 m <sup>2</sup>
05	komora	7,10 m <sup>2</sup>
06	hala	14,52 m <sup>2</sup>
07	obýv. pokoj + KK	43,56 m <sup>2</sup>
Užitná plocha obyt. prostoru		107,60 m <sup>2</sup>
Podlahová plocha obyt. prostoru		114,20 m <sup>2</sup>
sklepní kofe č. 043		6,76 m <sup>2</sup>
sklep č. 018		2,65 m <sup>2</sup>
Podlahová plocha bytu		123,61 m <sup>2</sup>
08	balcon	5,20 m <sup>2</sup>
parkovací stánek č. 4748		

Poznámka: Plochy jednotlivých místností jsou pouze orientační. Vybavení a vybavení a kuchyňská linka ani spotřebiče nejsou součástí bytu. Zobrazení formátování povrchů je pouze grafický symbol.

