



## Apartment Three-bedroom (4+kk)

Rented

140 m<sup>2</sup>, Praha 2, Vinohrady, Americká





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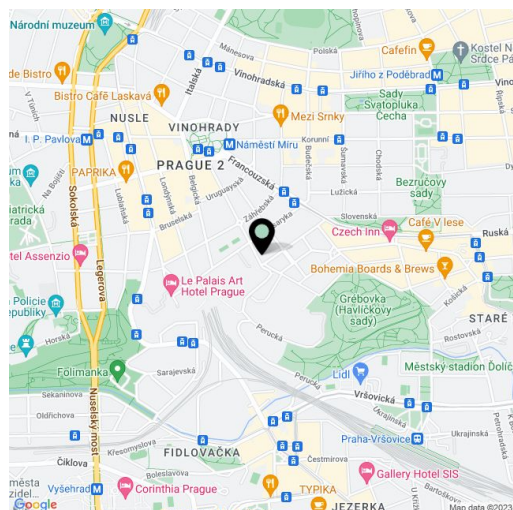
**Rented**140 m<sup>2</sup>, Praha 2, Vinohrady, Americká

Total area	140 m <sup>2</sup>
Parking	Garage parking space can be rented nearby at extra cost.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39530
Available from	Immediately

**High-standard, bright completely renovated unfurnished 3-bedroom flat with views of the square with an iconic fountain by sculptor M. Bešec is located on the 1st floor of a renovated and maintained building with a lift. Prestigious location Vinohrady, near the Náměstí Míru square with metro station and a tram stop, in a location with a diverse range of cafes and restaurants and a high concentration of quality schools, a short walk from the romantic Havlíčkovy sady Park.**

The layout offers a living room with fully equipped kitchen and **gas fireplace**, adjoining study / bedroom, master bedroom with **fitted walk-in closet** and orientation to a **quiet courtyard**, second bedroom to the street, large bathroom (with bathtub, **massage shower** and toilet), separate toilet, 2 utility rooms, and an entrance hall.

High ceilings, **wooden floors**, **Siemens** appliances (dishwasher, microwave, American fridge, wine cellar, induction hob, built-in coffee maker), washer, dryer, built-in wardrobes, alarm, videophone, cellar. Common building charges and water CZK 2,000. Gas and electricity will be transferred to the tenant's name. **Parking** can be arranged at an additional cost in a nearby underground garage.



\* 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.