



## Apartment Four-bedroom (5+1)

Rented

196 m<sup>2</sup>, Prague 2, Vinohrady, Polská





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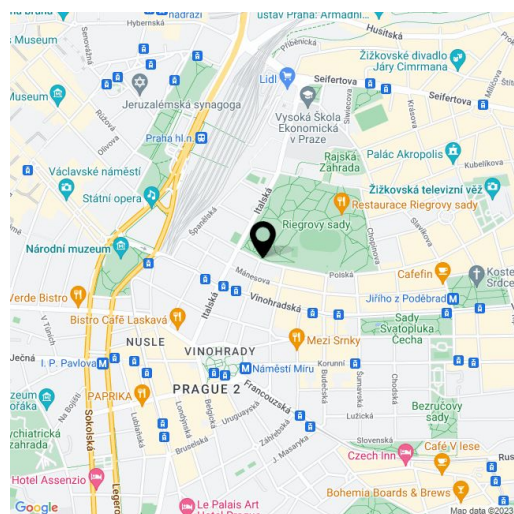
Total area	207 m <sup>2</sup>
Floor area*	196 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Cellar	Yes

**Service price** Deposit for common building charges, water, and heating CZK 3,500/month, electricity and gas are billed separately.

**PENB** G

**Reference number** 39792

**Available from** Immediately



This spacious, air-conditioned, quiet unfurnished duplex apartment with an east-facing terrace (12 sq. m.) and a small balcony is on the 4th floor of a stylish and nicely decorated historic apartment building with an elevator in Vinohrady right next to Riegrovy Sady Park. A kindergarten and elementary school, cafes, bistros, restaurants, and shops are nearby. The Náměstí Jiřího z Poděbrad metro station is a 5-minute walk away.

In the entrance level of the apartment there is a living room with a **functional fireplace** and a "smoking" **balcony**, a fully equipped kitchen with a dining area and access to the **terrace**, a bedroom with a bathroom with a shower and toilet, a separate toilet, and an entrance hall. In the attic there are 3 bedrooms, a **walk-in closet**, a bathroom with a corner bathtub, a separate toilet, and a utility room with a washer and a gas boiler.

**Parquet** and tiles, underfloor heating convectors (radiators in the attic), **air-conditioning**, hardwood stairs, bricks, exposed beams. Large-format Euro windows and wooden skylights. A **large cellar** (approx. 6 sq. m.) available.

\* 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.