



## Apartment Three-bedroom (4+1)

Rented

136.5 m<sup>2</sup>, Prague 3, Vinohrady, Kouřimská





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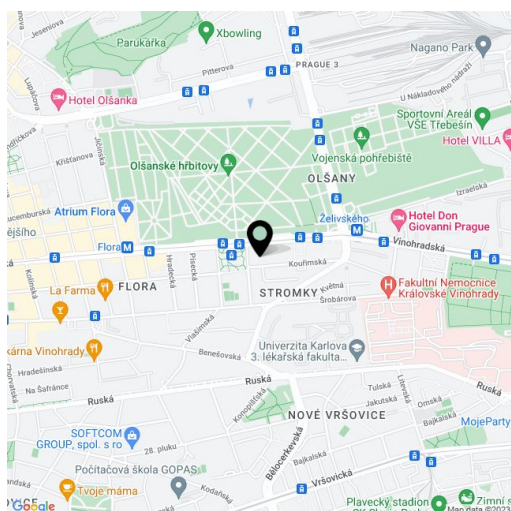
**Rented**136.5 m<sup>2</sup>, Prague 3, Vinohrady, Kouřimská

Total area	140 m <sup>2</sup>
Floor area*	137 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	40444
Available from	Immediately

This is a fully refurbished 3-bedroom apartment with a large hall, a south facing balcony and parking, on the second floor of a well kept 1930's Functionalist style building, with a lift and lots of greenery. Located in a traditional residential neighborhood on the border of Vinohrady and Vršovice districts, with full amenities nearby and quick access to the city center, just a few min. walk to Želivského metro station, and within walking distance of the Flora shopping mall.

The interior features a living room, a fully fitted kitchen with a pantry, 2 bedrooms - one with **balcony** access, and a study / third bedroom (accessible from the kitchen). There is a bathroom including a bathtub, a walk-in shower and a toilet, an additional separate toilet, and a spacious entrance hall with storage.

**Solid wood parquet floors**, tiles, new well insulated windows, central heating, dishwasher, induction cooktop, UPC cable connection. An on-site underground **garage parking** space is available at CZK 3,500/month. Deposit for service charges, water and heating: 4,100 CZK/month for 1 person. Electricity is billed separately (transfer to the tenant).



\* 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.



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