



## Apartment One-bedroom (2+1)

Rented

82 m<sup>2</sup>, Prague 2, Vinohrady, Uruguayská





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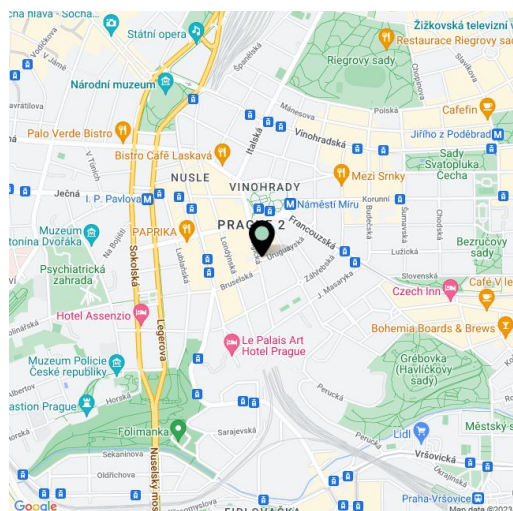
82 m<sup>2</sup>, Prague 2, Vinohrady, Uruguayská

|                  |  |
|------------------|--|
| Total area       | 85 m <sup>2</sup>  |
| Floor area*      | 82 m <sup>2</sup>  |
| Balcony          | 3 m <sup>2</sup>   |
| Parking          | -  |
| Cellar           | -  |
| Service price    | Monthly deposit for service charges, water and heating: CZK 2,000. Electricity is billed separately. |
| PENB             | G  |
| Reference number | 40506  |
| Available from   | Immediately  |

This modernized, semi furnished 1-bedroom split-level attic apartment with a fireplace and a balcony is situated on the 4th floor in a classic brick building with a lift. Set on a one-way tree lined street in an attractive part of Vinohrady, near náměstí Míru Square, beautifully landscaped parks, and a full spectrum of services. The upscale neighborhood offers a wonderful selection of quality cafes, bistros and restaurants, within walking distance is the popular Na Vinohradech Theater as well as the Havlíčkovy and Riegrovy Sady parks. The connection to the city center is very fast thanks to the metro station and tram stops on náměstí Míru Square.

The entrance level offers a living room with a double height ceiling and a wood burning fireplace, a fully fitted custom made kitchen, a work area, a utility area, a toilet, and an entrance hall. In the attic, there is a southeast facing bedroom with a bathroom including a bathtub and a toilet, a dressing room, and a covered balcony facing the courtyard.

Preserved original details, solid wood parquet floors, heated tiles in the bathroom, wooden interior doors, wooden windows and balcony door, security entry door, storage, gas boiler, washer/dryer. The apartment can be fully furnished.



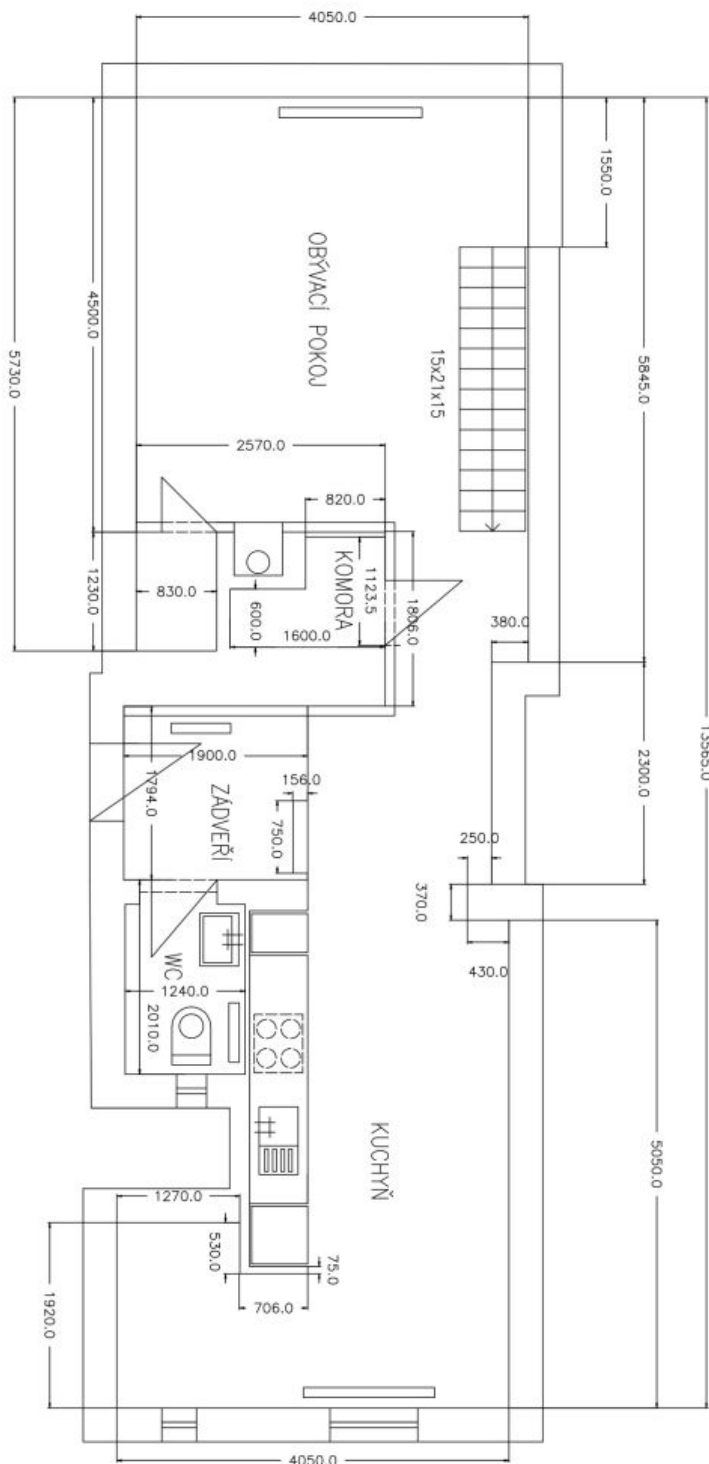
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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