



## Apartment Three-bedroom (4+kk)

Rented

126 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka





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Total area	126 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	42415

Boasting plenty of light and lots of character, this furnished 3-bedroom 2-bathroom split-level apartment is situated on the second floor of a well-maintained building with an elevator in the heart of the popular residential neighborhood of Vinohrady. Enviably set just a few steps from náměstí Míru Square, in an area with a selection of fine restaurants, cafes, and complete amenities and services. Located just a 3-minute walk from the Náměstí Míru metro station (line A) and Havlíčkovy sady Park—a large park with panoramic views of the Vršovice neighborhood.

The entrance hall on the lower level of the apartment opens directly onto a generous living room (43 sq. m.) with four large windows, a fully fitted open plan kitchen, and a dining area. The hallway leads to a windowed bathroom with a walk-in shower and a toilet. The upper level of the apartment offers a hall with a gallery, 3 bedrooms (two of which face the street, one facing the courtyard), and a bathroom with a bathtub and toilet.

No sloping walls, renovated **hardwood parquet floors**, large **casement windows**, gas boiler, built-in wardrobes, washer, dryer, TV. A **cellar** is available at CZK 2,000/month. A **garage parking** space is included. Deposit for common building charges, water, heating, and utilities CZK 13,000/mo. The apartment can be unfurnished or fully furnished at a higher rent. Available from December 2022.

