svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

Rented

158 m², Prague 3, Vinohrady, Slezská

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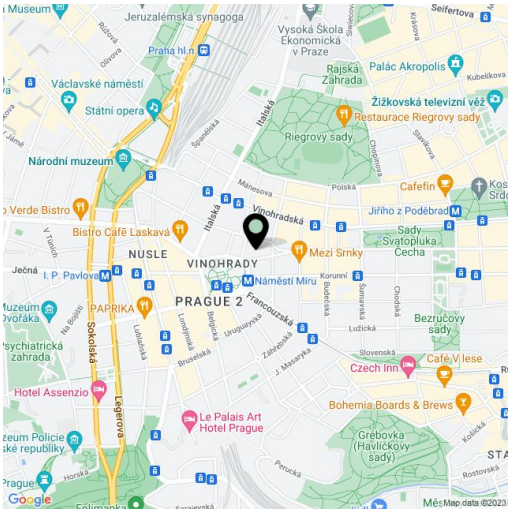
Rented

158 m², Prague 3, Vinohrady, Slezská

Total area	186 m²
Floor area*	158 m²
Terrace	28 m²
Parking	-
Cellar	-
PENB	G
Reference number	43696
Available from	Immediately



* 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.

This high standard, completely refurbished and furnished 3-bedroom 2-bathroom split-level attic apartment with a large terrace and a sauna is on the 6th topmost floor of a well-maintained apartment building with an elevator. Located in an attractive residential area within walking distance of the Flora metro station and the Atrium Flora shopping and entertainment center. A popular residential location with many restaurants, cafes, bistros, schools, and other services, within easy reach of Riegrovy Sady Park and a farmers' market on Jiřího z Poděbrad Square. Excellent connections to the city center thanks to the metro station and numerous tram lines.

The interior features, on the lower level, a living room with a fully fitted open plan kitchen, two children's bedrooms, a bathroom (walk-in shower, bathtub, toilet), a utility room, and an entrance hall with built-in wardrobes. The upper floor includes a master bedroom with built-in wardrobes, a bathroom (walk-in shower, toilet), and a large **terrace** with a **sauna** and a pergola.

Hardwood and screed floors, custom-made equipment, ample storage space, security entry door, underfloor heating in the bathrooms, gas boiler, washer, dryer, dishwasher, combination oven, American type fridge. Monthly deposit for service charges and water: CZK 3,000. Gas and electricity are billed separately.

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