



## Apartment Four-bedroom (5+kk)

Rented

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





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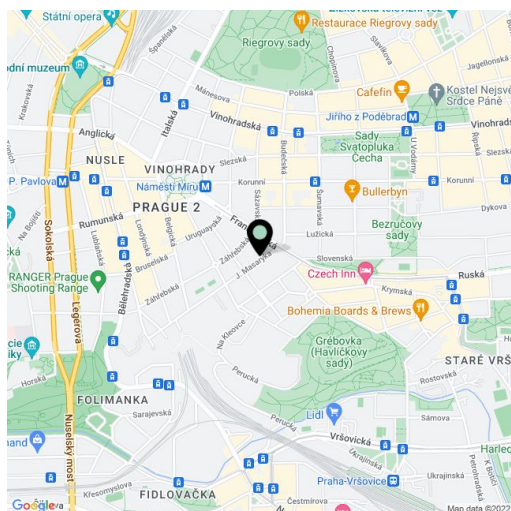
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Total area	202 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	One garage parking spaces included, a second one can be rented at an extra fee.
Garage	Yes
Cellar	Yes
Service price	Service charges and utilities are approx. CZK 10,000 per month. Electricity is paid separately.
PENB	D
Reference number	5355
Available from	Immediately

This luxury, fully furnished split level attic apartment with a winter garden and terrace is situated on the 5th floor of the prestigious Charlotta Residence, a beautifully refurbished historic building surrounded by greenery with an elegant entrance hall. Located in a quiet part of Vinohrady close to Havlíčkovy Sady Park with convenient access to the city center, only 4 blocks from Náměstí Míru Square (metro station, tram stop).

On the lower level, there is an entrance hall leading to an open space living room with a **fireplace**, dining area, fully fitted kitchen, and access to the **winter garden**, a study/guest bedroom, a laundry room with a washer, and an additional toilet. Separately, there is a master bedroom, a large **walk-in closet** that can be converted into a bedroom, and a full bathroom. The upper level includes a spacious open **gallery** with **terrace** access, and a bedroom with an en-suite bathroom with a shower and toilet.

**Smart home control system, air-conditioning**, TV, satellite connection, video entry phone, floor heating in the bathrooms and toilet, security entry door, a pantry, built-in wardrobes, built-in kitchen appliances, 4 sq. m. **basement storage unit. One garage parking space** is included in the rent, and a second one can be rented at an extra fee. Available from February 2023.





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