



Apartment Four-bedroom (5+kk)

Rented

202 m², Praha 2, Vinohrady, Jana Masaryka





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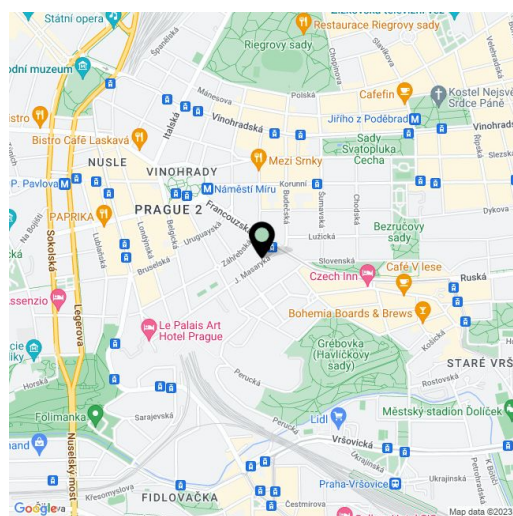
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Total area	220 m ²
Floor area*	202 m ²
Terrace	10 m ²
Loggia	8 m ²
Parking	One garage parking space included, a second one can be rented at an extra fee.
Garage	Yes
Cellar	Yes
Service price	Services and utilities are approx. CZK 15,000 per month.
PENB	D
Reference number	5355
Available from	Immediately

This 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 residential neighborhood popular with the expat community, close to the lovely Havlíčkovy Sady Park, within easy reach of the Náměstí Míru metro and tram stop with quick access to the city center. Full amenities and a full range of services are available in close vicinity.

On the lower level, there is an entrance hall leading to an open plan 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 access to the **terrace**, 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 m² **basement storage unit**. **One garage parking space** is included in the rent, and a second one can be rented at an extra fee.



* 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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