



## Apartment Four-bedroom (5+kk)

Rented

200 m<sup>2</sup>, Praha 2, Vinohrady, Italská





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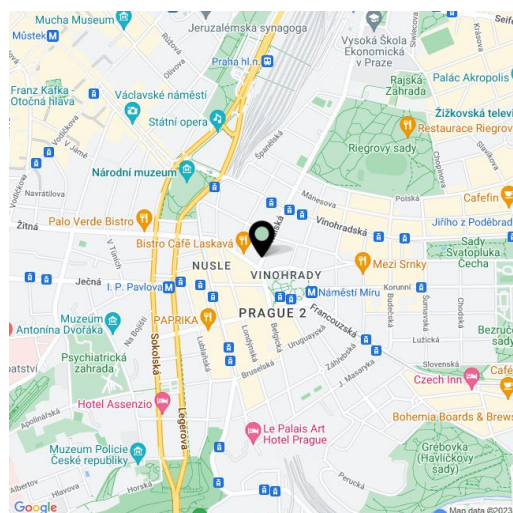
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Total area	244 m <sup>2</sup>
Floor area*	200 m <sup>2</sup>
Terrace	44 m <sup>2</sup>
Parking	Four on-site underground parking spaces (one included in the rent, the other at CZK 5000/month).
Garage	Yes
Cellar	Yes
PENB	G
Reference number	5601
Available from	Immediately

**High quality fully air-conditioned 4-bedroom 3-bathroom penthouse flat with 44 m<sup>2</sup> of terraces providing truly unique unobstructed views of the Prague panorama including the Prague Castle, Old Town and more. Situated in a modern residential development Residence Riegrovy sady right across the park and a few minutes to Wenceslas Square.**

The flat has a fully fitted kitchen open to the living/dining room (70 m<sup>2</sup>) with a fireplace and large floor-to-ceiling windows leading onto the terrace, full bathrooms (two en-suite), guest toilet, and utility room. The entry hall is connected to the living room via wide glass sliding doors providing a great feeling of bright open space. Separate balcony in one bedroom. Top floor (4th) with a private hallway.

Hardwood parquet floors, sound insulated bedroom windows, washer/dryer, dishwasher, wine fridge, satellite and cable TV connection, broadband Internet, 7 m<sup>2</sup> cellar, lift to the garage. Secure gated community with 24-hour reception and security cameras, plus on-site caretaker and management. Four on-site underground parking spaces available, one of them included in the price. Bus stop close by, a short walk to trams and metro. Common building charges CZK 8500/month. Electricity and gas are billed separately.



\* 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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