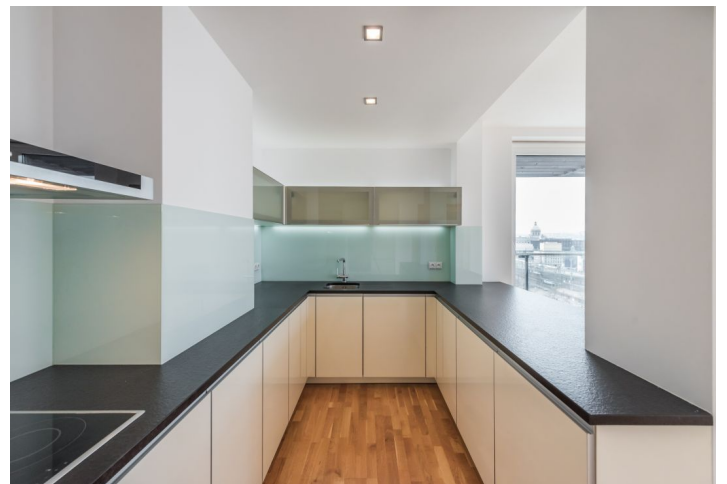




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

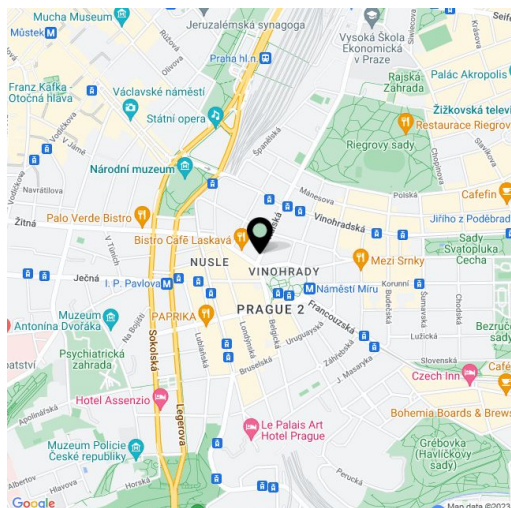
106 m<sup>2</sup>, Praha 2, Vinohrady, Italská

Total area	128 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	One on-site garage parking space included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	6285
Available from	Immediately

Boasting 22 m<sup>2</sup> of terraces providing wonderful open views of the Prague panorama including the Prague Castle and Petřín Hill, this is a modern 2-bedroom 4th floor apartment. Set in the Riegrovy Sady Residence complex right across the street from a wonderful park. Ideally located with very quick access to the city center and full amenities, within walking distance of Wenceslas Square and the Muzeum metro station. Secure gated community with elevators, underground parking, a 24/7 reception, and security.

The apartment features a large living room with a fully fitted open plan kitchen, a dining area and **terrace** access, two bedrooms, a bathroom with a bathtub, sink, bidet and toilet, an additional separate toilet, and an entrance hall.

**Air-conditioning**, oversized windows, quality materials and finishes, **wooden floors** and tiles, security entry door, dishwasher, microwave oven, O2 Internet, video entry phone, **basement storage unit**, camera system. Cellar. One on-site **garage parking** space is included. Service charges and water fee are CZK 6000 per month. Gas and electricity 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.