



## Apartment One-bedroom (2+1)

Rented

76 m<sup>2</sup>, Praha 2, Vinohrady, Na Smetance





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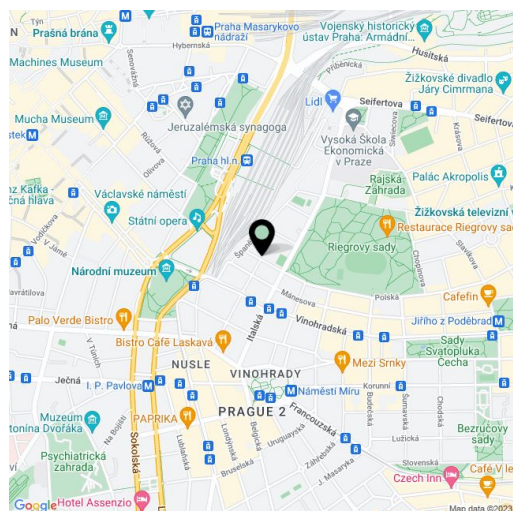
76 m<sup>2</sup>, Praha 2, Vinohrady, Na Smetance

Total area	78 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Parking space can be rented in nearby garages.
Garage	Yes
Cellar	-
Service price	Services, water, and heating for first person CZK 6,500/month (+ VAT). Electricity - transferred to the tenant.
PENB	G
Reference number	7274
Available from	Immediately

Boasting many preserved original architectural features, this fully renovated apartment with a balcony is situated on the 2nd floor of a completely reconstructed historic building in the attractive residential neighborhood of Královské Vinohrady ("Royal Vineyards"), moments from the popular extensive Riegrovy Sady Park, within walking distance of Wenceslas Square and access to all three Prague metro lines. The nearby Vinohradská Avenue and its surrounding area offer a full range of urban amenities.

The interior features a spacious entrance hall, a living room with access to a balcony, a fully fitted kitchen with Miele appliances (including an induction cooktop and dishwasher) with a dining area, one bedroom, a bathroom with a bathtub with shower screen, and toilet, and an additional separate toilet for guests.

The apartment has high stucco ceilings, ceiling rosettes, large windows, double-wing interior historic doors, wooden parquet floors, decorative tiles, security entry door, central heating. Secured parking space can be rented in nearby garages 2 minutes from the building.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.