



## Apartment Two-bedroom (3+1)

€ 1 425 | CZK 36 000

99 m<sup>2</sup>, Prague 2, Vinohrady, Na Smetance





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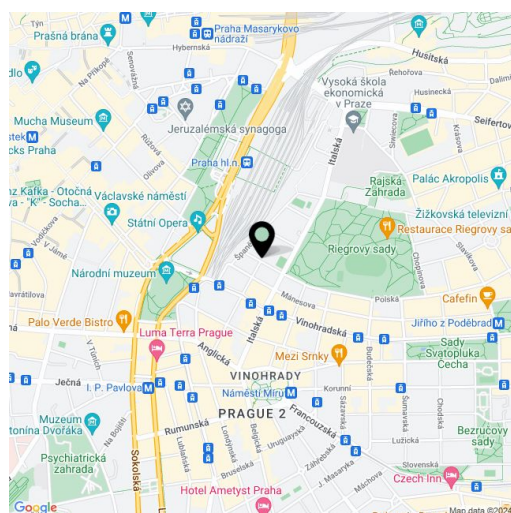
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Total area	101 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Garage parking can be rented on a nearby street at an extra cost.
Garage	Yes
Cellar	-
Service price	Service charges, water, and heating CZK 7,500/month + VAT. Every additional person CZK 1,000/month + VAT. Electricity - transferred to the tenant.
PENB	Not required
Reference number	7276
Available from	01.08.2024

**Boasting many preserved original features, this fully renovated unfurnished apartment with a balcony is situated on the 2nd floor of a completely reconstructed historic building with no elevator. Located in an attractive residential part of Vinohrady, moments from Riegrovy Sady Park, within walking distance of Wenceslas Square with access to all three Prague metro lines and full amenities. Tram connections, a short walk to the metro.**

The interior of the apartment features a central entrance hall, a living room with access to the balcony, a fully fitted eat-in kitchen with Miele appliances, two bedrooms, a bathroom with a bathtub and toilet, and a guest toilet.

High ceilings, large windows, double interior doors, hardwood parquet floors, decorative tiles, security entrance door, built-in kitchen appliances. Garage parking can be arranged nearby.



\* 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.