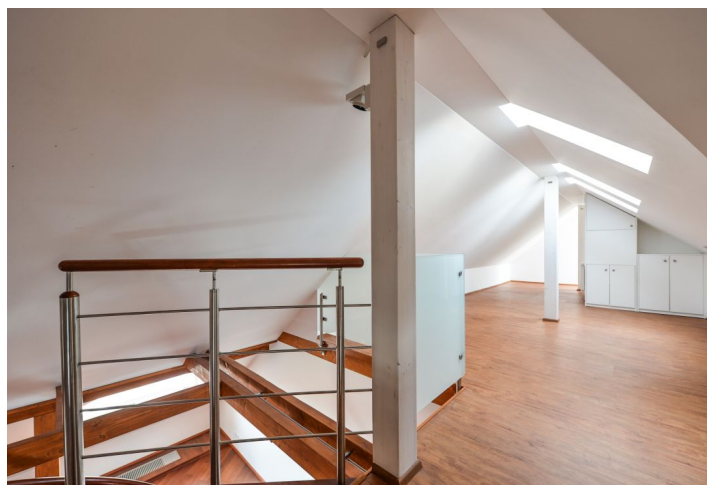
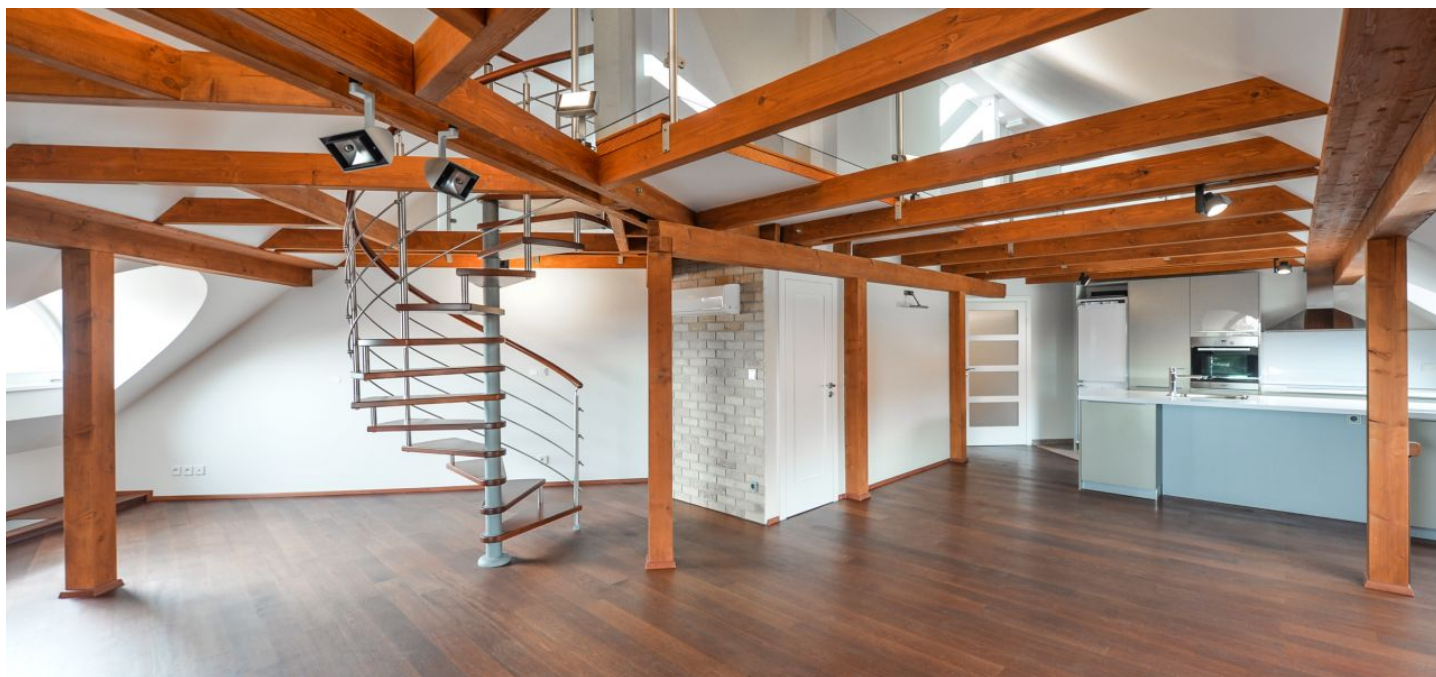




## Apartment Two-bedroom (3+kk)

Rented

203 m<sup>2</sup>, Prague 10, Vršovice, Mexická





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Rented

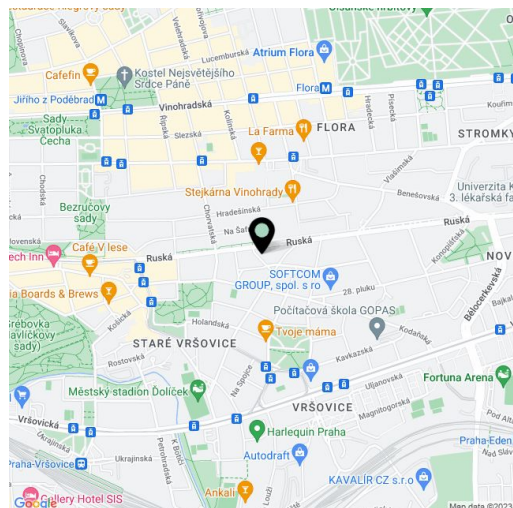
203 m<sup>2</sup>, Prague 10, Vršovice, Mexická

Total area	219 m <sup>2</sup>
Floor area*	203 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	7459
Available from	Immediately

This quality fully reconstructed 1-2-bedroom split-level attic apartment with a 63 m<sup>2</sup> gallery and a 15.5 m<sup>2</sup> roof terrace is on the fifth floor of a completely renovated residential building with a lift. Located in a quiet street on the Vinohrady and Vršovice divide, convenient to the local shops, restaurants and amenities, including leisure facilities, Heroldovy sady Park and the green open spaces of Grebovka Park. Náměstí Míru metro station (line A) is within easy reach by bus and tram, providing direct access to the city center.

The lower level includes a spacious living room with a fully fitted open plan kitchen and dining area, one bedroom, bathroom (double sink, walk-in shower, bathtub), toilet with bidet, a **fitted walk-in closet**, storage room, and entry hall. The open gallery with sloped ceilings features several areas suitable for a second bedroom, study etc., ample built-in storage, toilet with sink, and access to the private **roof terrace**. The apartment has a shared entrance hall with built-in storage (shared by two apts.).

**Air-conditioning**, built-in storage, **wooden floors**, tiles, security entry door, washer, dryer, Miele kitchen appliances, video entry phone, Hotbird and Astra satellite reception, alarm, cellar. The flat can be furnished at a higher rent. Service charges and utilities approx. CZK 4500/month. Available from February 2022.



\* 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.