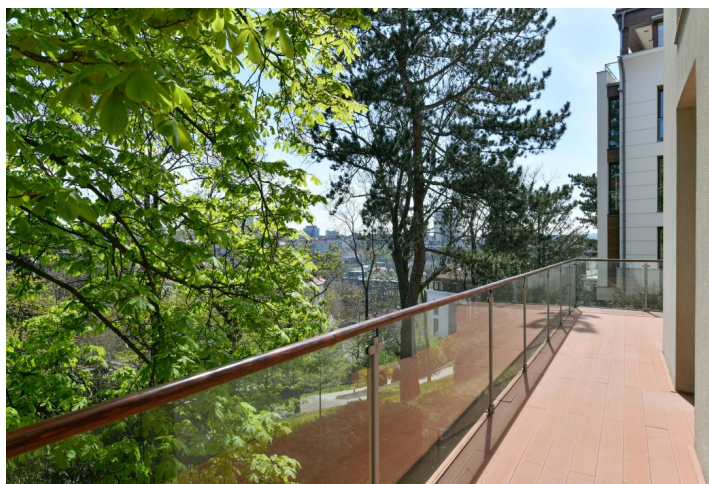




## Apartment Four-bedroom (5+1)

Rented

190 m<sup>2</sup>, Praha 2, Vinohrady, Americká





## Apartment Four-bedroom (5+1)

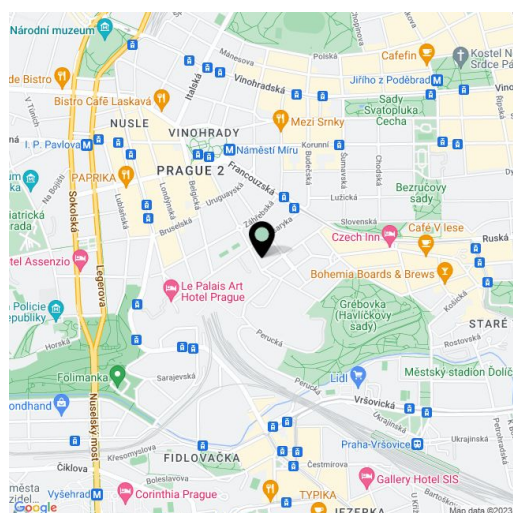
**Rented**190 m<sup>2</sup>, Praha 2, Vinohrady, Americká

Total area	215 m <sup>2</sup>
Floor area*	190 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Garden	110 m <sup>2</sup>
Parking	2 garage spaces included in the rent.
Garage	Yes
Cellar	-
PENB	G
Reference number	9725
Available from	Immediately

High-quality apartment for rent in the center of Prague. Benefiting from a 110 sq. m. enclosed garden and a 25 sq. m. terrace, this high-standard 4-bedroom 3-bathroom unit is situated on the first floor of a gated residence with a nice mature garden and underground parking. Located on a quiet street in a natural green area in Vinohrady, within walking distance of Havlíčkovy Sady Park and the Náměstí Míru tram stops and metro station.

The interior features a spacious living room with a dining area, a fully integrated separate kitchen, a master bedroom with a walk-in closet and an en-suite bathroom (bathtub, walk-in shower), one bedroom with an en-suite shower bathroom, two more bedrooms, a bathroom with a bathtub, a guest toilet, a laundry room, and an entry hall with built-in wardrobes. The living room, kitchen, and master bedroom all have access to the main terrace. The main terrace has stairs leading down to the garden with another, smaller terrace.

Other features include hardwood parquet and tile floors, a security entry door and blinds, built-in wardrobes in all rooms, an alarm, a washer, a dryer, a dishwasher, a microwave oven, two refrigerators, two freezers, and a cellar. **Two garage spaces** included in the rent. Common building charges and deposit for utilities CZK 14,000/month. Available from mid July 2022, maybe earlier.



\* 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.



# Apartment Four-bedroom (5+1)

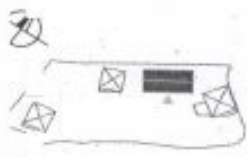
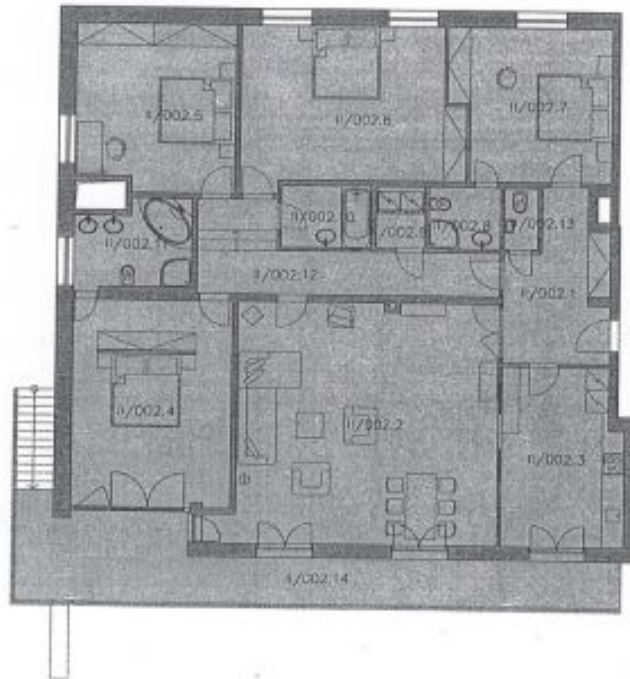
190 m<sup>2</sup>, Praha 2, Vinohrady, Americká

Rented

M 1:150



TYTO VÝKRESY SLUŽÍ POUZE K INFORMATIVNÍM ÚČELŮM  
THESE PLANS ARE FOR INFORMATION PURPOSES ONLY



I/002.1	HALA / HALL	10,90
I/002.2	OBÝVACÍ POKOJ / LIVING ROOM	47,40
I/002.3	KUCHYŇ / KITCHEN	15,40
I/002.4	LOŽNICE / BEDROOM	23,90
I/002.5	LOŽNICE / BEDROOM	18,20
I/002.6	LOŽNICE / BEDROOM	25,20
I/002.7	LOŽNICE / GUESTROOM	17,40
I/002.8	KOUPELNA / BATHROOM	3,00
I/002.9	KOMNATA / CHAMBER	2,10
I/002.10	KOUPELNA / BATHROOM	3,90
I/002.11	KOUPELNA / BATHROOM	7,00
I/002.12	CHODBA / CORRIDOR	12,40
I/002.13	WC	1,50
I/002.14	BALKÓN	28,90
I/000	CELKEM / TOTAL	218,20