

## Apartment Two-bedroom (3+1)

Rented

110 m<sup>2</sup>, Prague 2, Vinohrady, Polská



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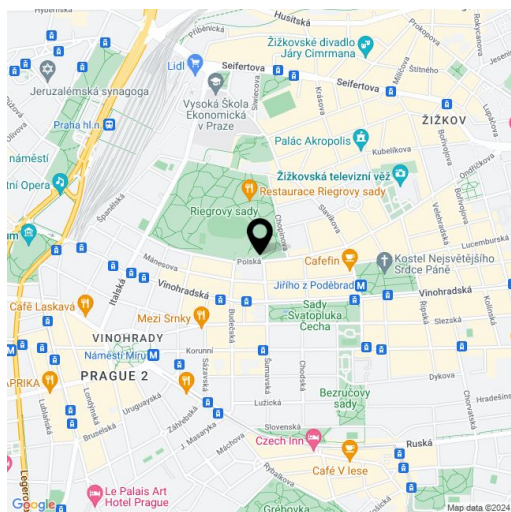
110 m<sup>2</sup>, Prague 2, Vinohrady, Polská

Total area	110 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 5,330. Electricity and gas are billed separately.
PENB	D
Reference number	103878
Available from	Immediately

In the immediate vicinity of Riegrovy Sady Park, this meticulously refurbished unfurnished apartment with 2 bathrooms, air-conditioning, and green park views is on the 1st floor of a well-maintained historic building with an elevator and preserved original features. Located on a quiet street on the edge of the popular park, a few blocks from the Jiřího z Poděbrad metro station, with very quick access to the city center. Complete services and amenities are available within easy reach, incl. many fine restaurants, trendy bistros, cafes, and a popular farmers' market.

The interior features a living room with a **fireplace**, a fully fitted kitchen with a dining area, and 2 bedrooms facing the courtyard (incl. a master bedroom with an en-suite bathroom (walk-in shower, toilet)), and a second bedroom with built-in wardrobes. There is a family bathroom (bathtub, bidet, toilet), a huge **walk-in closet** with a utility area, and an entrance hall.

**Hardwood parquet floors**, tiles, high ceilings, gas boiler, washer, dryer, new kitchen, dishwasher, induction cooktop, microwave oven.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.