

## Apartment Four-bedroom (5+kk)

€ 3 885 | CZK 97 000

157.06 m², Prague 2, Vinohrady, Polská



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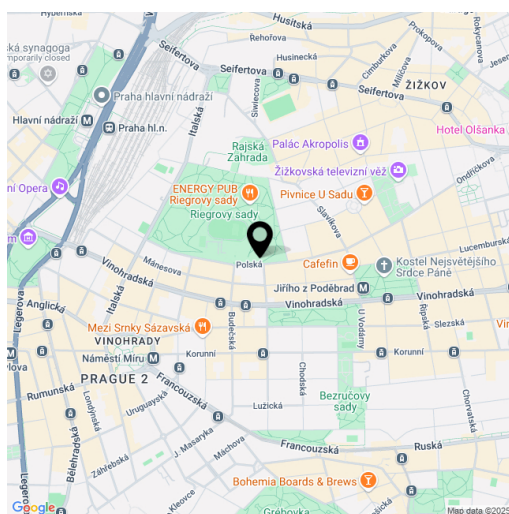
157.06 m², Prague 2, Vinohrady, Polská

|                  |  |
|------------------|--|
| Total area       | 175 m²   |
| Floor area*      | 157 m²   |
| Balcony          | 1 m²   |
| Terrace          | 16 m²  |
| Parking          | Parking can be arranged  |
| Cellar           | 2 m²   |
| Service price    | Monthly deposit for service charges and water: CZK 800/person. Electricity is billed separately. |
| PENB             | E  |
| Reference number | 108262   |
| Available from   | 01.04.2025   |

This newly built 4-bedroom 2-bathroom split-level attic apartment is on the 5th floor of a traditional apartment building with a lift. Set on a quiet street on the edge of the popular park Riegrovy sady, offering beautiful views of Prague, large green areas, children's playgrounds, sports facilities, cafes and restaurants. Located a few blocks from the Muzeum and Jiřího z Poděbrad metro stations, 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 lower level of the apartment includes a living room with a fully fitted open plan kitchen and a dining area, two bedrooms - one with **balcony** access, a bathroom (walk-in shower, toilet), a utility room, and an entrance hall with built-in wardrobes. The upper floor features a glass **gallery**, two bedrooms with **terrace** access, and a bathroom (bathtub, toilet).

**Air-conditioning, heat recovery ventilation, hardwood floors, built-in storage, triple glazed windows, skylights with rain sensors, automatic blinds, Viessmann heat pump, underfloor heating throughout, dishwasher, steam oven, alarm that can be connected to a security agency, cellar. Parking** can be arranged near by at an additional cost. The apartment can be furnished at a higher rent.

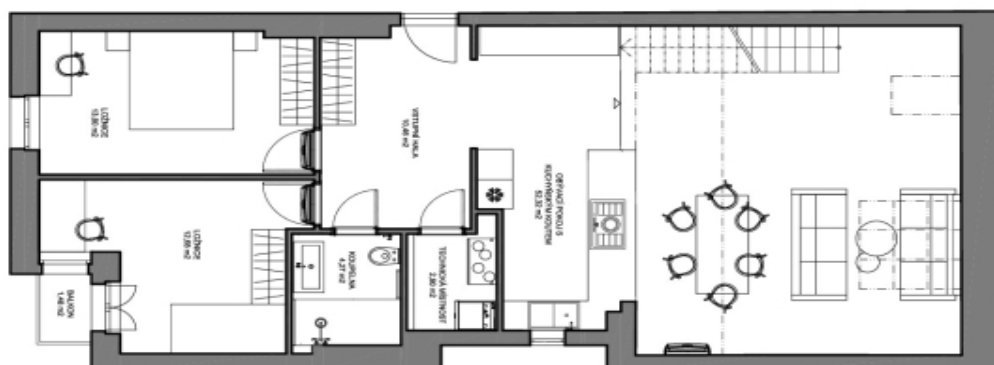


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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PŮDORYS 6.NP

LEGENDA MÍSTNOSTI

| 6.NP    |                               |       |
|---------|-------------------------------|-------|
| 6.15.01 | VSTUPNÍ HALA                  | 10,46 |
| 6.15.02 | OBYVACÍ POKOJ, JIHOVÝ, JIHOVÝ | 62,32 |
| 6.15.03 | LOŽNICE                       | 13,80 |
| 6.15.04 | LOŽNICE                       | 12,69 |
| 6.15.05 | KOUPELNA                      | 4,27  |
| 6.15.06 | TECHNICKÁ MÍSTNOST            | 2,80  |
| 6.15.07 | BALKÓN                        | 1,48  |



PŮDORYS 7.NP

LEGENDA MÍSTNOSTI

| 7.NP   |                |        |
|--|----------------|--------|
| 7.15.08                                      | HALA A GALERIE | 19,21  |
| 7.15.09                                      | LOŽNICE        | 18,13  |
| 7.15.10                                      | LOŽNICE        | 18,78  |
| 7.15.11                                      | KOUPELNA       | 5,55   |
| 7.15.12                                      | TERASA         | 15,97  |
| BPT 15 - CELKOVÁ PLOCHA                      |                | 174,51 |
| BPT 15 - CELKOVÁ PLOCHA BEZ TERASY A BALKÓNU |                | 157,58 |