

## Apartment One-bedroom (2+1)

Rented

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



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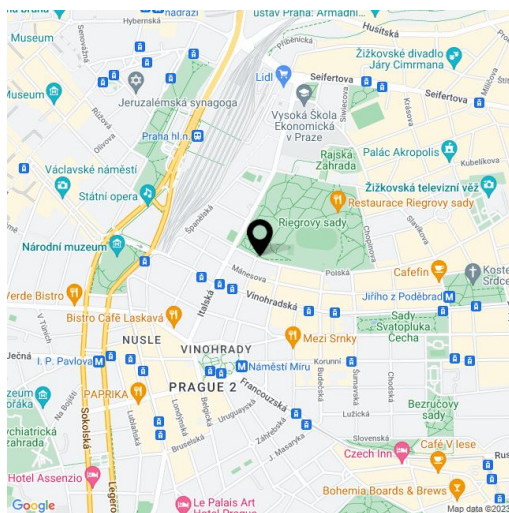
53.5 m<sup>2</sup>, Prague 2, Vinohrady, Polská

Total area	55 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Parking available at CZK 3,000/month.
Cellar	-
PENB	G
Reference number	11097
Available from	Immediately

Fully furnished 1-bedroom 1st floor flat with southern exposure and a small balcony facing the courtyard, in a refurbished Art Nouveau building with a lift and common garden. Well located right next to the popular Riegrovy sady park, just a ten minute walk from Wenceslas Square with all three Prague metro lines and full amenities.

Smartly laid out, beautifully finished with Italian styling, this apartment has a living room, small tastefully equipped and appointed kitchen, bedroom and marble bathroom.

Features include high ceilings, parquet floors, TV, satellite connection, WiFi high-speed Internet, washer, dryer, dishwasher, security door. Parking possible at CZK 3,000/month. Cleaning can be arranged. Monthly deposit for common building charges and utilities CZK 4500 plus VAT. 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.

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Apartment No. 3  
Byt č. 3

1<sup>st</sup> floor  
1. patro



1.	Entry room	Předsíň	4,02 m <sup>2</sup>
2.	Living room	Obývací pokoj	20,80 m <sup>2</sup>
3.	Hall	Chodba	2,08 m <sup>2</sup>
4.	Bedroom	Ložnice	13,70 m <sup>2</sup>
5.	Bathroom + WC	Koupelna + WC	5,50 m <sup>2</sup>
6.	Kitchen	Kuchyň	6,09 m <sup>2</sup>
7.	Boiler room	Kotel	0,76 m <sup>2</sup>
8.	Balcony	Balkon	1,50 m <sup>2</sup>
	Celkem		54,45 m <sup>2</sup>

