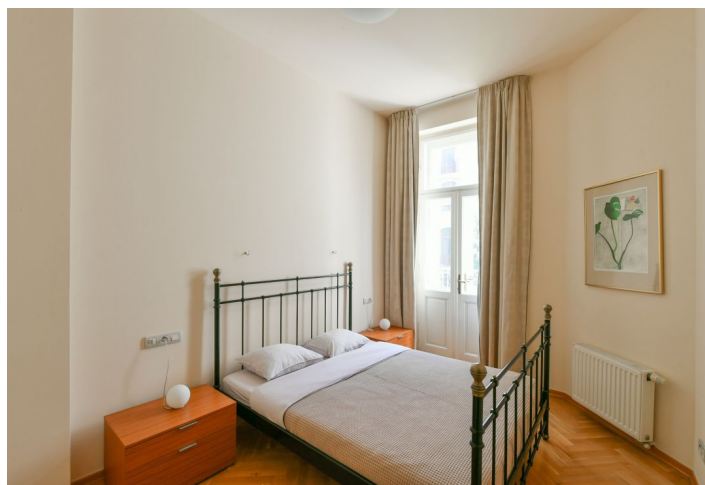




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

Rented

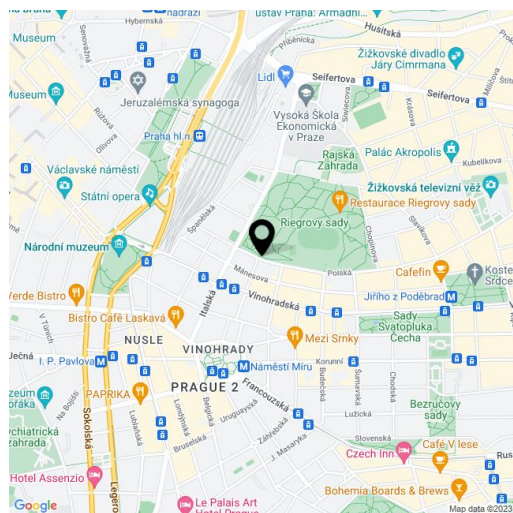
53 m<sup>2</sup>, Prague 2, Vinohrady, Polská

|                  |                          |
|------------------|--------------------------|
| Total area       | 54 m <sup>2</sup>        |
| Floor area*      | 53 m <sup>2</sup>        |
| Balcony          | 1 m <sup>2</sup>         |
| Parking          | Parking can be arranged. |
| Cellar           | -                        |
| PENB             | G                        |
| Reference number | 11317                    |
| Available from   | Immediately              |

This furnished 1-bedroom apartment with a balcony is on the first floor of a meticulously renovated Art Nouveau building with a lift and a beautiful landscaped courtyard garden. Well located in a quiet street in the immediate vicinity of the Riegrovy sady park, with full amenities within easy reach and just a ten minute walk to Wenceslas Square with access to all three Prague metro lines. Náměstí Jiřího z Poděbrad with a metro station is within walking distance.

The interior includes a bedroom with built-in wardrobes and a balcony facing the courtyard, a living room with a dining area, a fully fitted open kitchen, a shower room with a bidet and a toilet, and an open entrance hall.

High ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, gas boiler, washer, dishwasher, bedding, TV, satellite connection, high-speed Internet. Parking and cleaning is available upon request. Monthly deposit for service charges and utilities: CZK 5,500/month + VAT.



\* 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 One-bedroom (2+kk)

Rented

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

Apartment No. 1  
Byt č. 1

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



|    |               |               |       |                |
|----|---------------|---------------|-------|----------------|
| 1. | Entry room    | Předsíň       | 3,00  | m <sup>2</sup> |
| 2. | Living room   | Obývací pokoj | 19,35 | m <sup>2</sup> |
| 3. | Kitchen       | Kuchyň        | 4,70  | m <sup>2</sup> |
| 4. | Hall          | Chodba        | 4,00  | m <sup>2</sup> |
| 5. | Bedroom       | Ložnice       | 12,60 | m <sup>2</sup> |
| 6. | Bathroom + WC | Koupelna + WC | 5,14  | m <sup>2</sup> |
| 7. | Balcony       | Balkon        | 1,00  | m <sup>2</sup> |
|    | Total         | Celkem        | 49,79 | m <sup>2</sup> |

