

## Apartment Three-bedroom (4+kk)

Rented

170 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

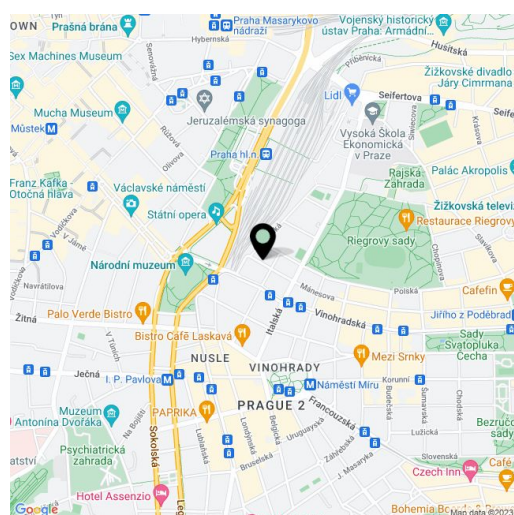


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Total area	170 m <sup>2</sup>
Parking	Underground garage parking at CZK 4000/month.
Garage	Yes
Cellar	-
PENB	D
Reference number	11603
Available from	Immediately



Fully furnished, air-conditioned 3-bedroom 2-bathroom split level attic apartment on the 5th, 6th and 7th floor of a beautifully renovated Art Nouveau building with an elevator and tastefully preserved original details, e.g. gilded stucco ornaments and replicas of brass chandeliers. This elegantly styled building offers comfortable living in one of the most popular residential areas in Prague, close to the Riegrovy sady park and metro, line A. Within walking distance of Wenceslas Square.

The apartment boasts stunning terraces - one accessible from the winter garden, the other a rooftop terrace with a private Jacuzzi - both with fantastic views of the Prague Castle and the city. The modern, fully equipped kitchen opens into the spacious and airy living room. There are 2 stylish bathrooms - one on each floor (bathtub / walk-in shower), and a storage and utility room. The 3 bedrooms and the winter garden are on the upper level.

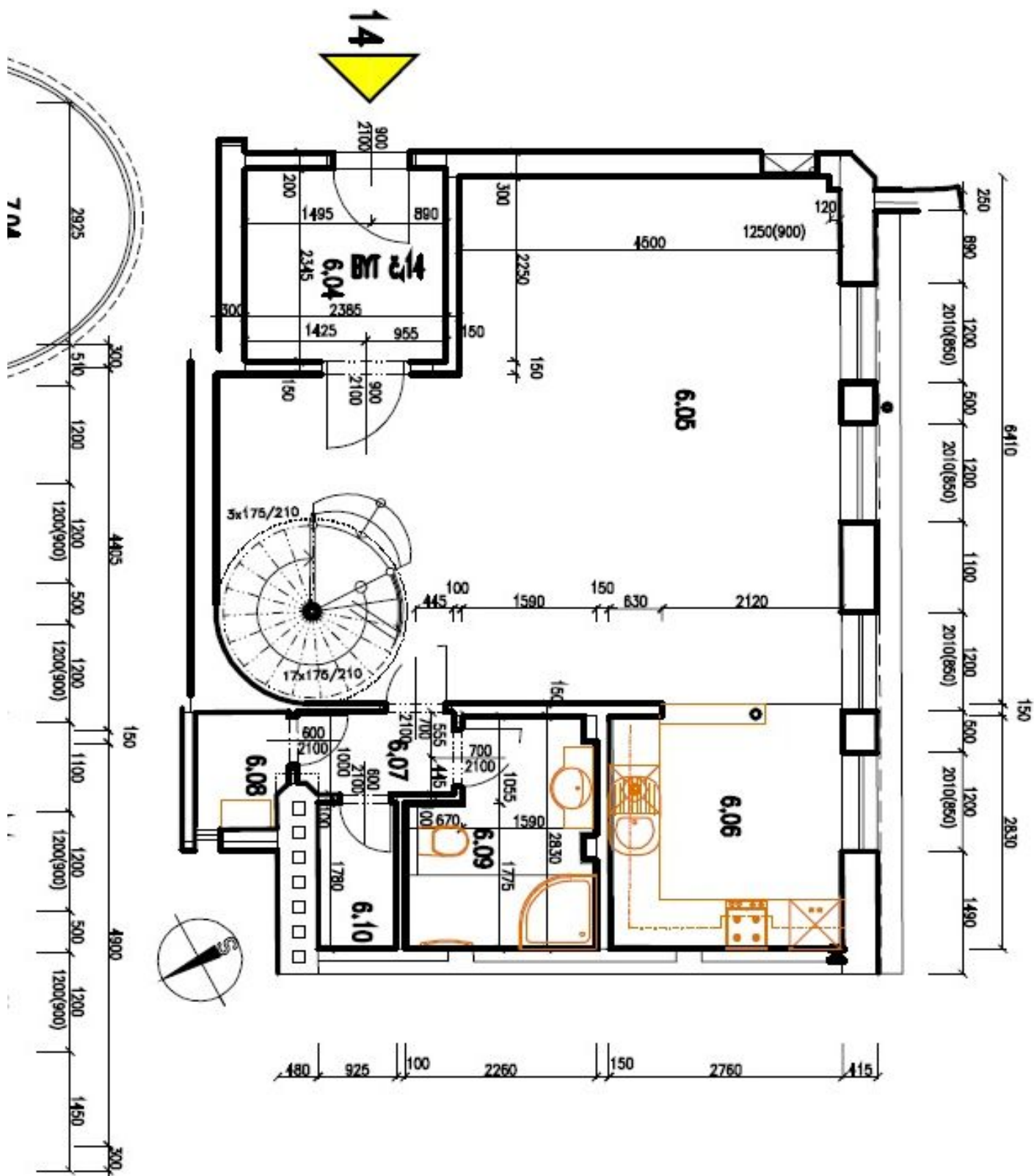
Solid wood parquet floors, tiles, dishwasher, microwave oven, gas heating, satellite TV connection, possible to connect the alarm to a security agency, surveillance cameras throughout, a fire alarm system in the garages, and a common terrace and garden in the courtyard. Parking available in the underground garage at CZK 4000/month. The monthly deposit for service charges and utilities is CZK 6,000/month.

\* 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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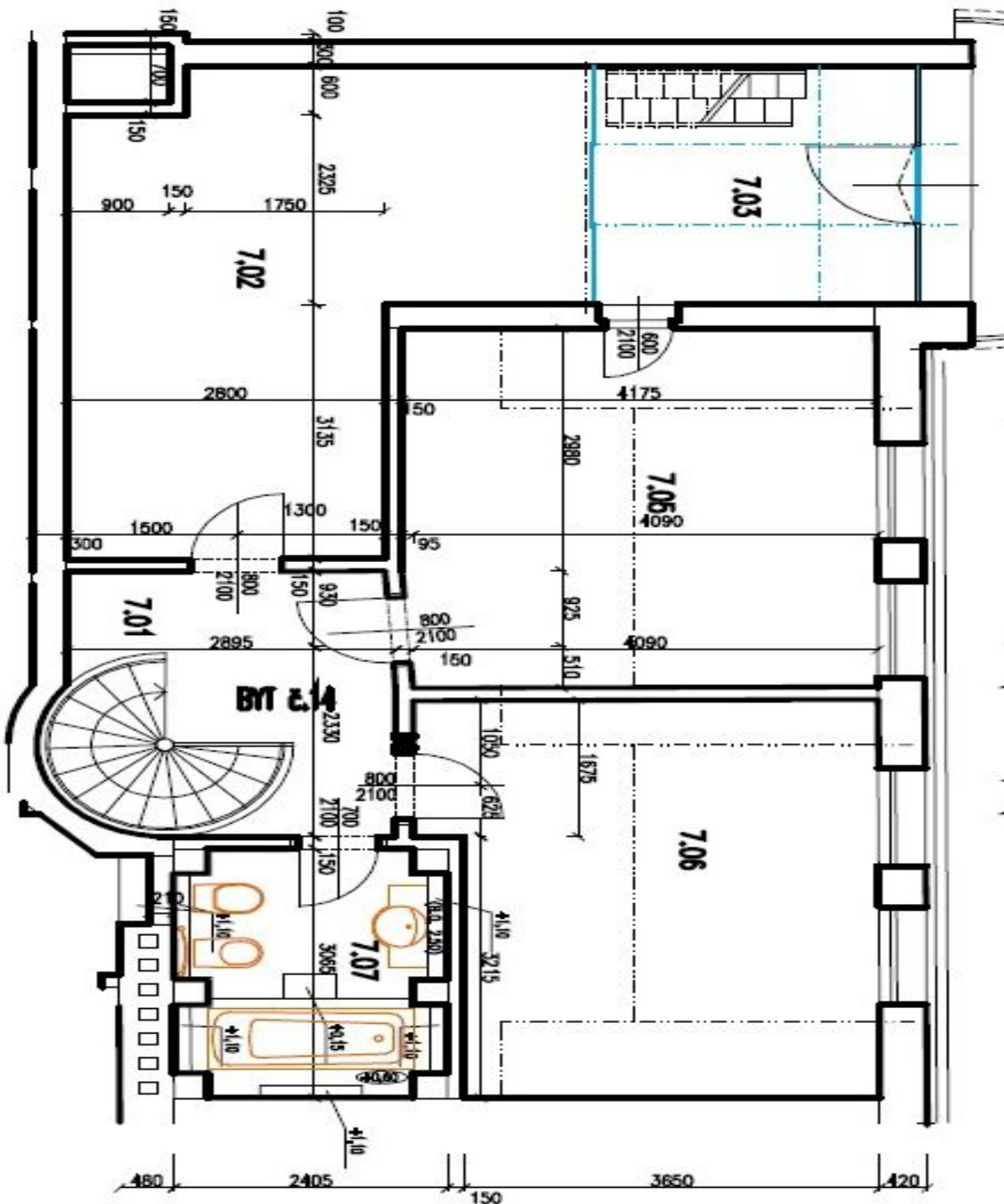
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