

## Apartment Two-bedroom (3+1)

Rented

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



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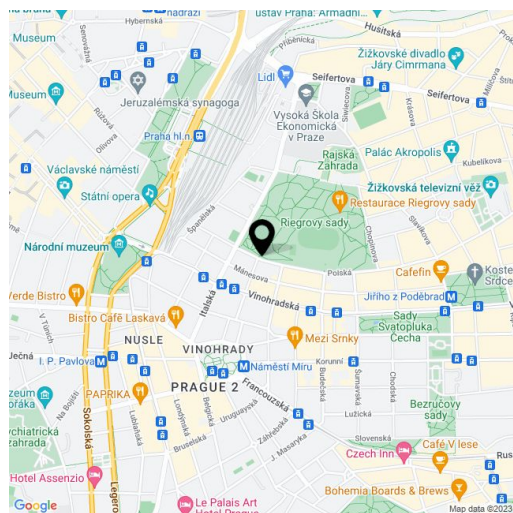
105 m<sup>2</sup>, Prague 2, Vinohrady, Polská

Total area	109 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Parking can be arranged.
Cellar	-
PENB	G
Reference number	12624
Available from	Immediately

**Elegant furnished 2-bedroom 2-bathroom flat with 2 balconies situated on the second floor of a meticulously renovated Art Nouveau building with lift and a shared landscaped courtyard 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.**

Open the living room French door to a balcony and enjoy a lovely view of Riegrovy Sady Park. The interior also includes a fully fitted kitchen, two bedrooms (one with a balcony), two marble bathrooms (shower / tub, bidet, toilet), an extra guest toilet, and utility room.

Traditional solid wood parquet floors, tiles, high ceilings, large windows, security entry door, gas boiler, washer, dishwasher, microwave, TV, telephone, satellite and WiFi Internet connection, audio entry phone. Cleaning and parking possible upon request. Monthly deposit for common building charges and utilities CZK 5500 plus VAT. Short term possible.



\* 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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105 m<sup>2</sup>, Prague 2, Vinohrady, PolskáApartment No. 5  
Byt č. 52<sup>nd</sup> floor  
2. patro

1.	Entry room	Vstup	6,7	m <sup>2</sup>
2.	Living room	Obývací pokoj	33,7	m <sup>2</sup>
3.	Kitchen	Kuchyň	11,1	m <sup>2</sup>
4.	Laundry room	Prádelna	3,5	m <sup>2</sup>
5.	Hall	Chodba	2,9	m <sup>2</sup>
6.	Bathroom + WC	Koupelna + WC	4,7	m <sup>2</sup>
7.	Bathroom + WC	Koupelna + WC	6,0	m <sup>2</sup>
8.	Bedroom	Ložnice	15,6	m <sup>2</sup>
9.	Room	Pokoj	18,6	m <sup>2</sup>
10.	Balcony	Balkon	1,5	m <sup>2</sup>
11.	Balcony	Balkon	1,0	m <sup>2</sup>
	Total	Celkem	105,3	m <sup>2</sup>

