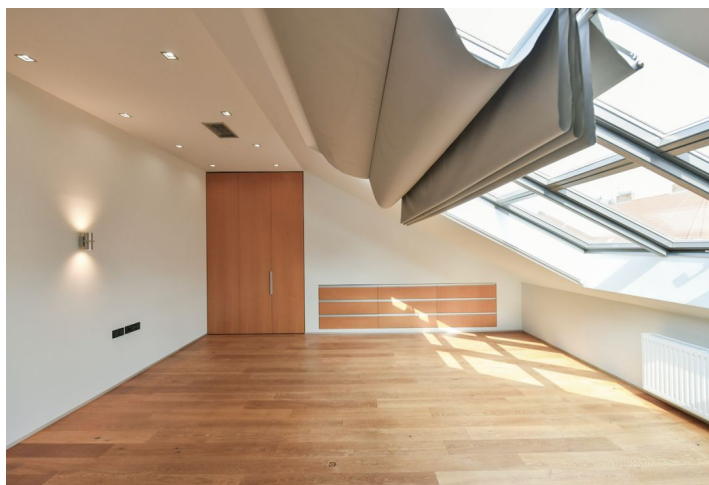


Apartment Four-bedroom (5+kk)

Rented

210 m², Prague 2, Vinohrady, Slavíkova

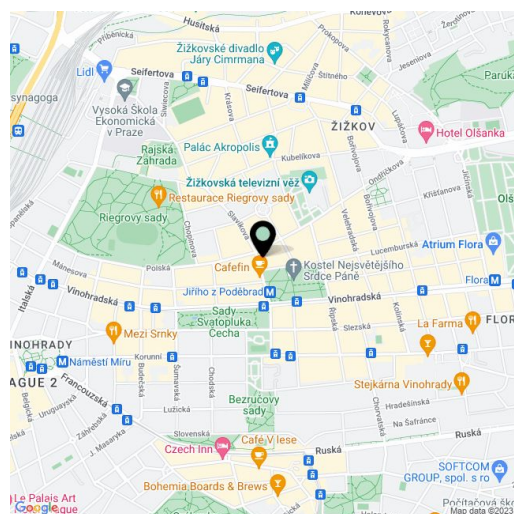


Apartment Four-bedroom (5+kk)

Rented

210 m², Prague 2, Vinohrady, Slavíkova

Total area	242 m ²
Floor area*	210 m ²
Terrace	32 m ²
Parking	-
Cellar	-
Service price	Deposit for service charges: CZK 5,000/month for 4 persons. Gas and electricity (approx. CZK 6,000/month) can be transferred to the tenant.
PENB	E
Reference number	13175
Available from	Immediately



Stylish apartment with a 32 m² terrace. This is a quiet unfurnished air-conditioned 3-4-bedroom 2-bathroom split-level attic apartment designed by a renowned architect Ing.arch. Ivana Dombková, on the 5th floor of a well-maintained, fully restored historic building with a lift, preserved original details, and a landscaped courtyard garden. Located in a highly sought-after residential neighborhood of Vinohrady with full amenities within easy reach and very quick access to the city center, just moments from Riegrovy Sady Park and a few min. walk from Jiřího z Poděbrad metro station and trams. Local amenities include quality restaurants, cafes, bistros, and a popular regular fresh produce market, and it takes a short walk to get to the Atrium Flora shopping mall and Flora metro station.

The lower level of the apartment features an open hall, a living room with a dining area and a fully fitted open plan kitchen (70 m²), a guest bedroom and a study (or bedroom) with built-in wardrobes and facing the quiet courtyard. There is a bathroom (walk-in shower), a separate toilet with a bidet, a storage room, and a utility room. The upper floor offers a bedroom with an atelier window and built-in storage, another bedroom, a bathroom (bathtub, walk-in shower, toilet), a **walk-in closet**, and a utility room. A stunning **terrace** facing the courtyard is accessible from one of the upper bedrooms and a bathroom. The apartment is facing east and west.

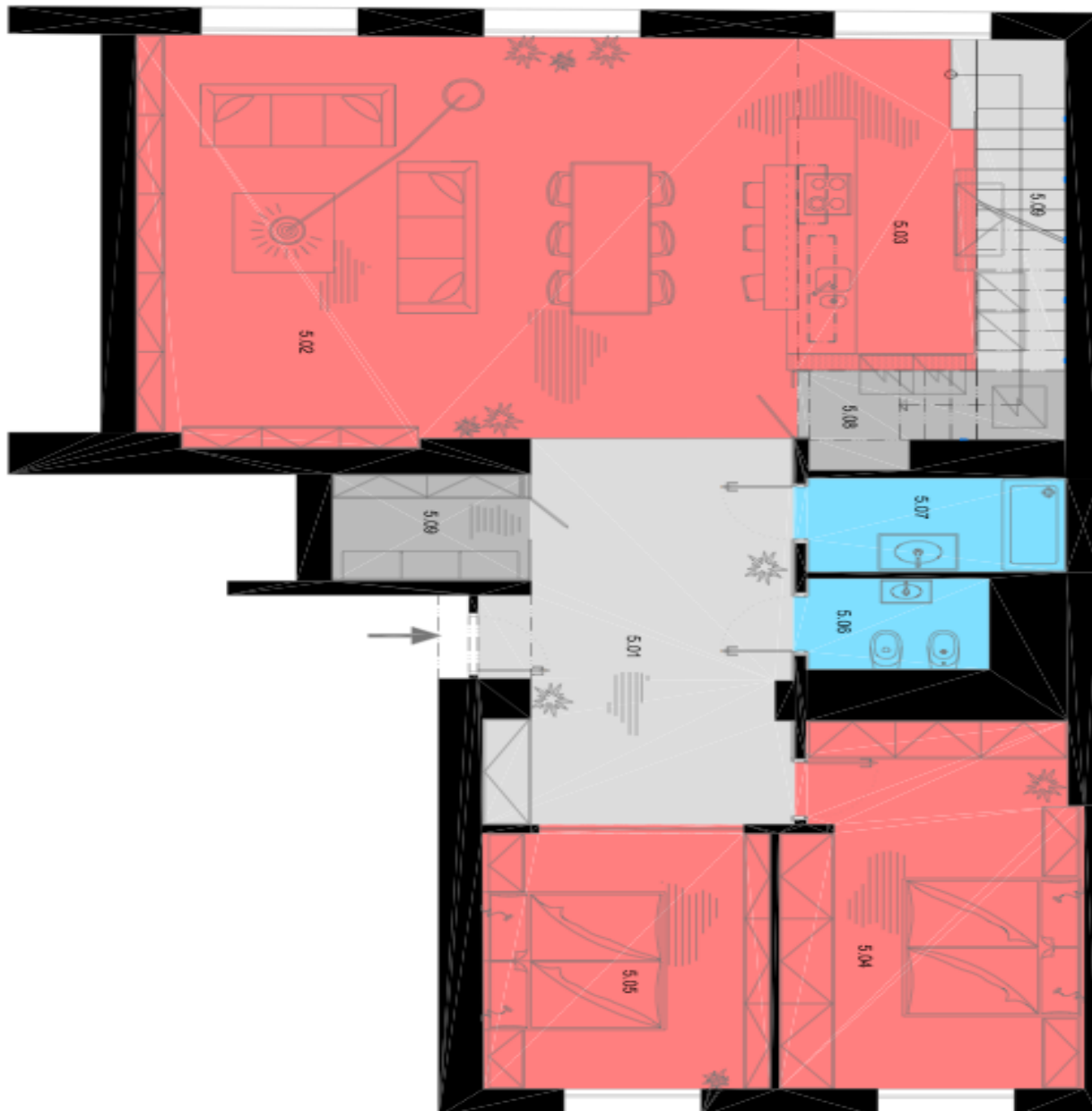
Air-conditioning, Italian oak floors, tiles, built-in wardrobes and storage, new gas boiler, underfloor heating in the bathrooms, Laufen sanitary ware, Hansgrohe bathroom fixtures, blackout curtains and roller blinds, washer, dryer, Siemens kitchen appliances, video entry phone, alarm.

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

Apartment Four-bedroom (5+kk)

Rented

210 m², Prague 2, Vinohrady, Slavíkova



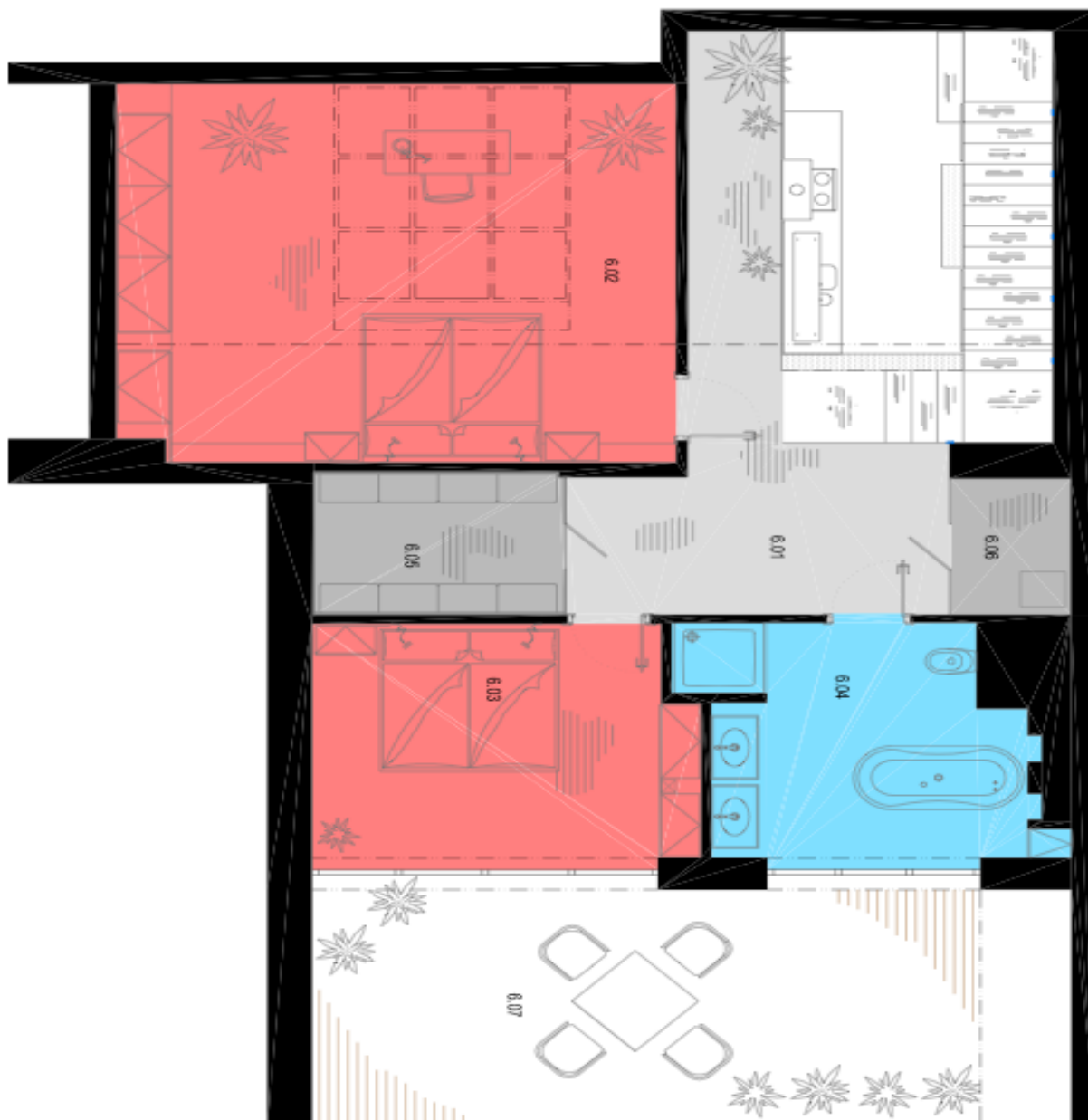
LEGENDA MÍSTNOSTÍ

- 5.01 - Halla
- 5.02 - Obývací pokoj + jídelna
- 5.03 - Kuchyň
- 5.04 - Ložnice I.
- 5.05 - Ložnice II.
- 5.06 - WC
- 5.07 - Koupelna
- 5.08 - Prání
- 5.09 - Schodiště

Apartment Four-bedroom (5+kk)

Rented

210 m², Prague 2, Vinohrady, Slavíkova



LEGENDA MÍSTNOSTÍ

- 6.01 - Chodba
- 6.02 - Ložnice I.
- 6.03 - Ložnice II.
- 6.04 - Koupelna
- 6.05 - Šatna
- 6.06 - Domácí práce
- 6.07 - Terasa