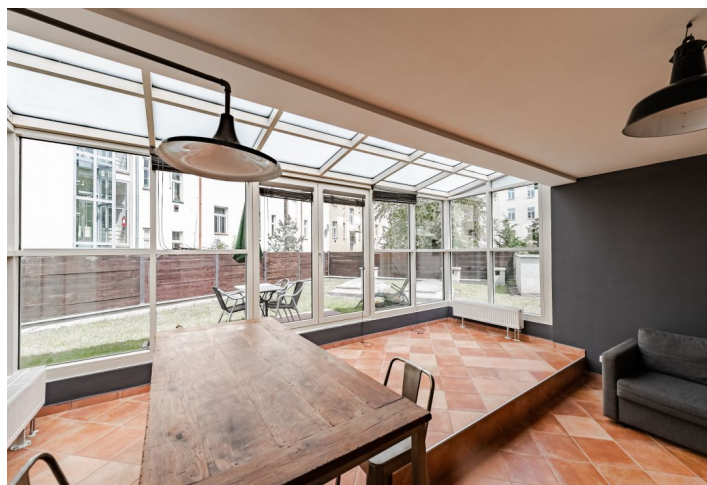
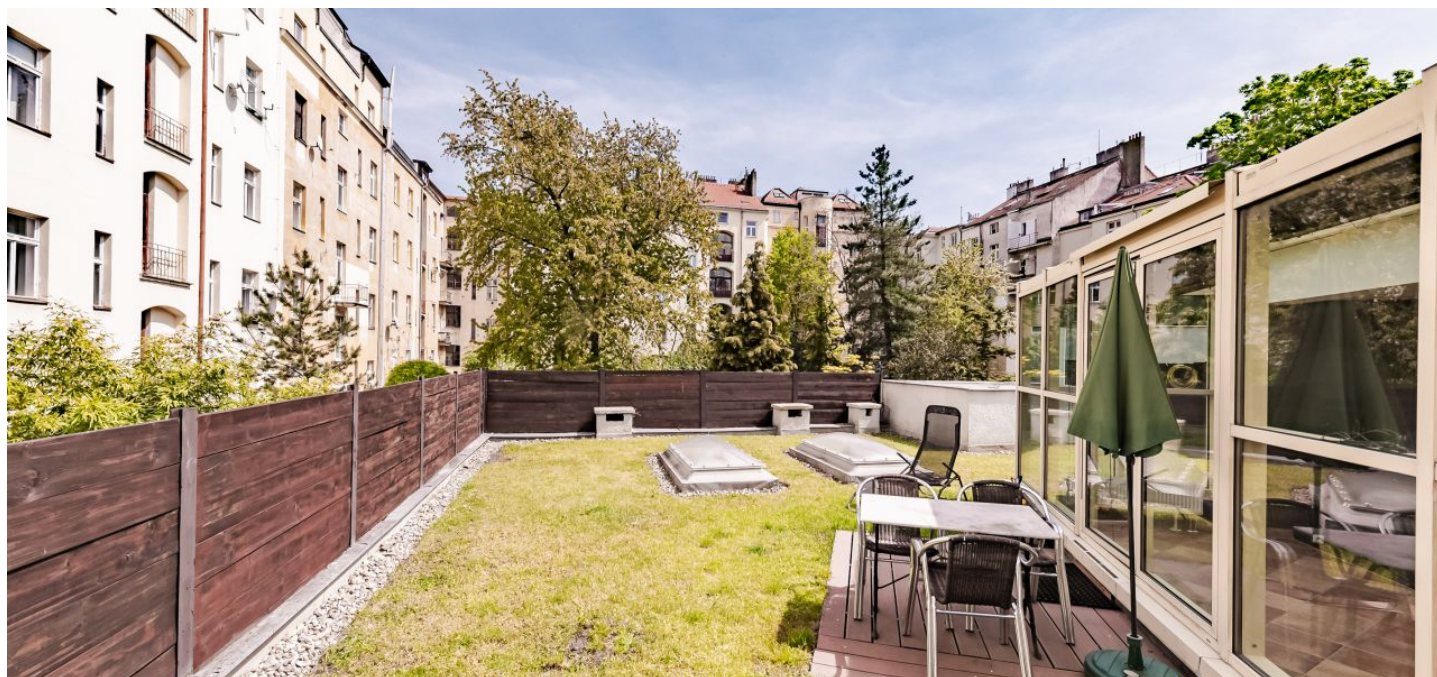




## Apartment Two-bedroom (3+kk)

Rented

92.79 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská





## Apartment Two-bedroom (3+kk)

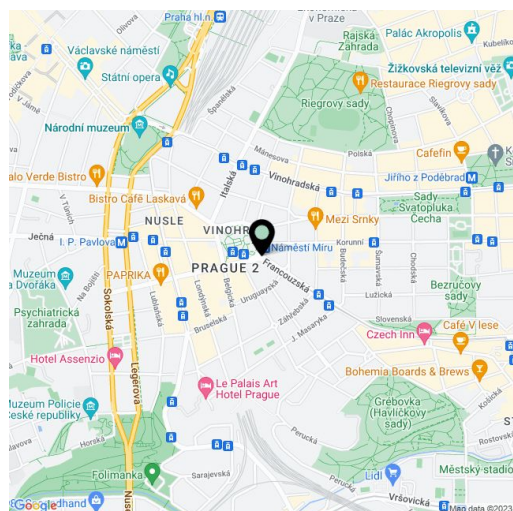
**Rented**92.79 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská

Total area	204 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Terrace	111 m <sup>2</sup>
Parking	Garage parking spot included in the rent.
Garage	Yes
Cellar	-
Service price	Common building charges CZK 2,500/mo. Gardening services CZK 2,500/mo. Gas and electricity are billed separately.
PENB	E
Reference number	1368
Available from	Immediately

**This unfurnished apartment with a 111 sq. m. terrace and garden is situated on the 2nd floor of a recently built building without an elevator located a quiet part of Vinohrady, close to Bezručovy Sady Park and just three blocks (or one tram stop) from the Náměstí Míru metro station.**

The interior features a 39 sq. m. living room with a fully fitted open plan kitchen and an open winter garden with access to the terrace, two bedrooms (one also with a terrace/garden access), a bathroom with a tub, sink, bidet, and toilet, a guest toilet, and entry hall.

Hardwood parquet floors, tiles, security entry door, French windows, blinds, dishwasher, washer, new gas boiler. On-site garage parking space included in the rent.



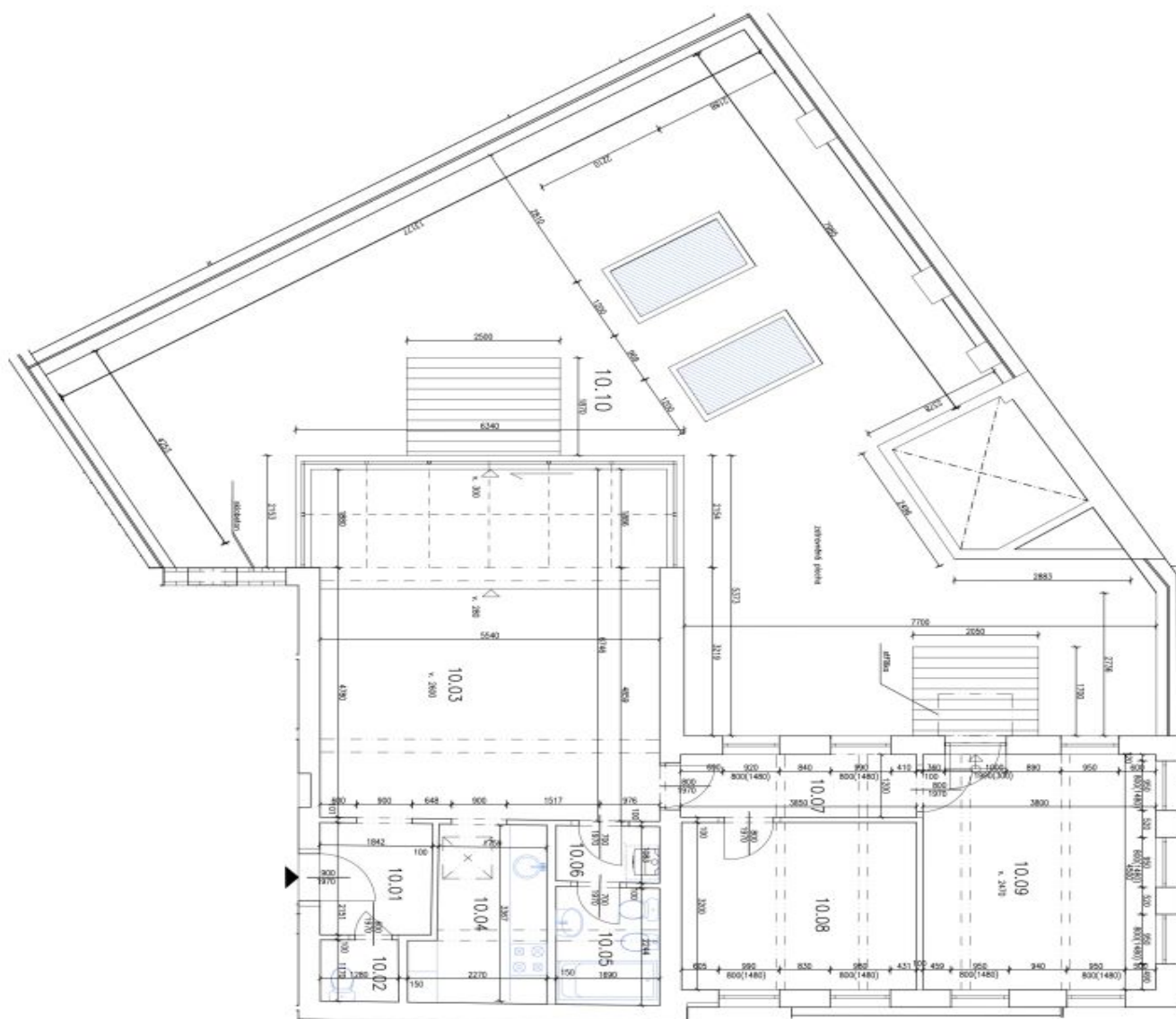
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Two-bedroom (3+kk)

Rented

92.79 m<sup>2</sup>, Prague 2, Vinohrady, Francouzská



LEGENDA

10.01	spalova	1,46
10.02	spalova	1,56
10.03	obyt. prostor	30,07
10.04	kuchynka	6,83
10.05	kupeckna	3,79
10.06	chodba	1,84
10.07	obyt. prostor	5,12
10.08	terasa	17,77
10.09	terasa	11,15
10.10	terasa	11,15
CELKEM		92,79 m <sup>2</sup> vnořeno 11,15 m <sup>2</sup>



PROJEKTOVAL: MAREK VEJNAR, s.r.o.  
 Adresa: Francouzská 20 a 21, Praha 2  
 E-mail: E.I.T. Architekturova - mwarek@ehi.cz  
 IČO: 253 08 110  
 Nový záměr - obnova

datum: 1.1.2024