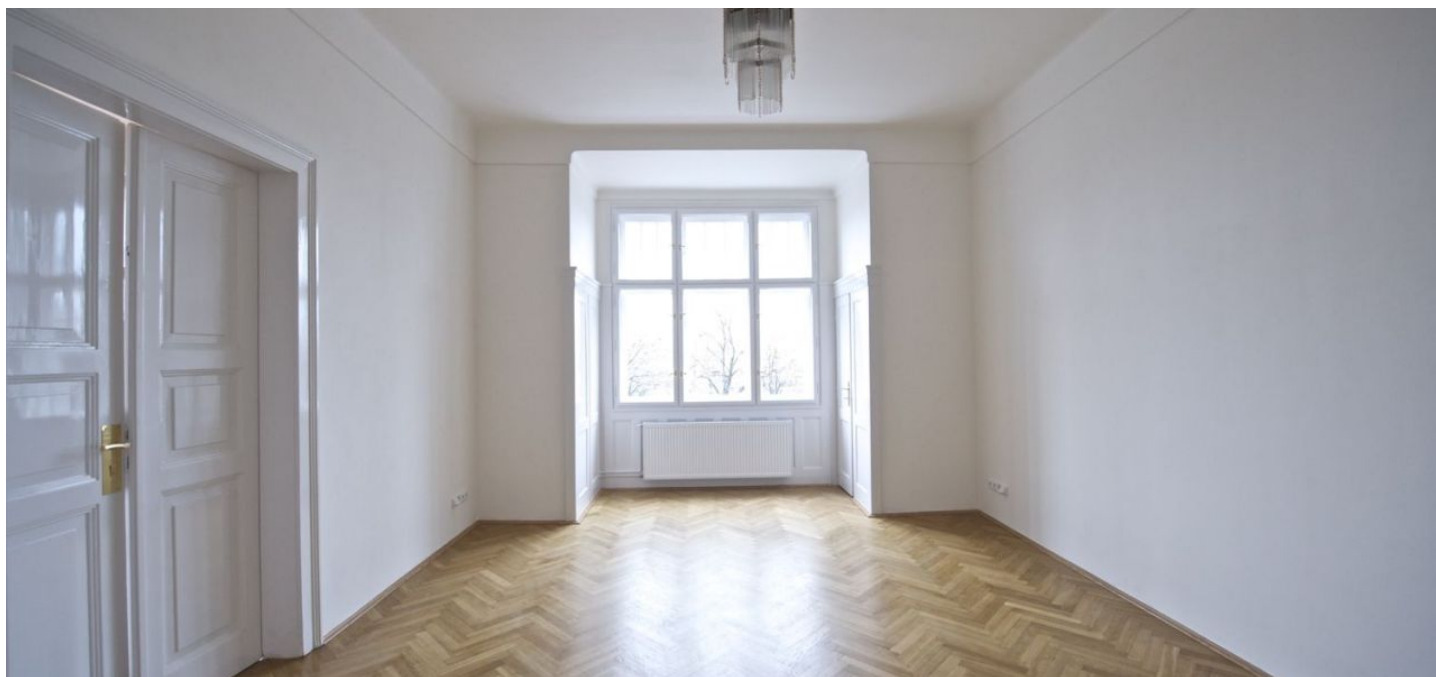


## Apartment Three-bedroom (4+kk)

Rented

122 m², Prague 2, Vinohrady, Chopinova



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Rented

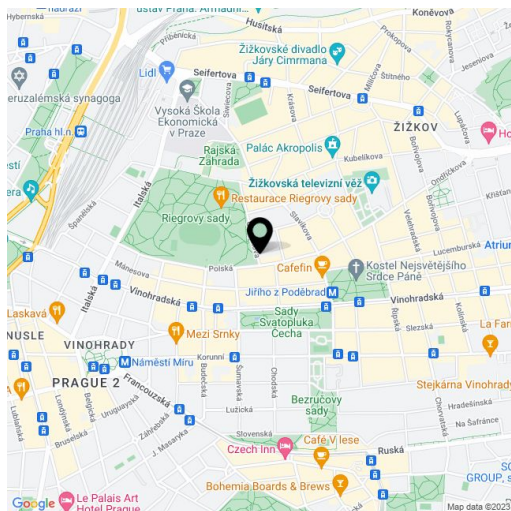
122 m², Prague 2, Vinohrady, Chopinova

|                  |                   |
|------------------|-------------------|
| Total area       | 125 m²            |
| Floor area*      | 122 m²            |
| Balcony          | 3 m²              |
| Parking          | Parking possible. |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 15675             |
| Available from   | Immediately       |

**Quality refurbished 2-bedroom 2-bathroom flat with a balcony and loggia on the 2nd floor of an Art Nouveau building with a lift in a quiet part of Vinohrady right next to Riegrovy Sady Park.**

With views of the park and the Prague Castle panorama, the apartment consists of a spacious central hall accessing all the rooms, living room with loggia access, fully fitted kitchen with dining area and balcony, two east facing bedrooms (one with a small walk-in closet) oriented towards the garden, shower bathroom with toilet, bathroom with bath tub, guest toilet, and entry hall.

Preserved original features, parquet floors, underfloor heating in the bathrooms, security door, independent gas heating, UPC cable points for TV and the Internet in all rooms, telephone line, washer, dishwasher, microwave. Shared courtyard garden of 400 sq.m. available. Secure parking possible close by at an extra cost (approx. CZK 3000/month) or in the blue zone. Good transportation connections (a 5 minute walk to metro and trams). Deposit for building charges CZK 500/person/month. Utilities will be transferred to the tenant's name. Available from February, 2018.



\* 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.