

## Apartment Two-bedroom (3+1)

Rented

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



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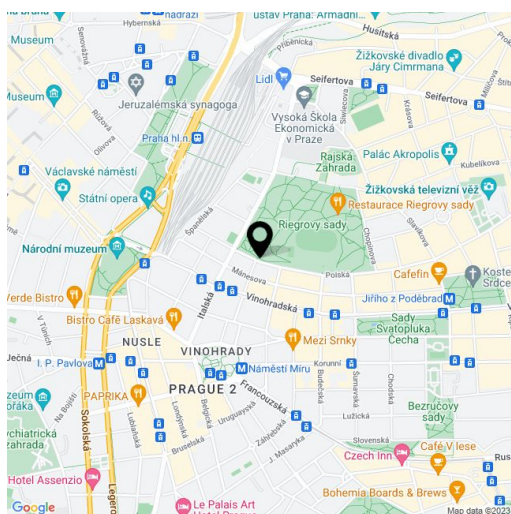
**Rented**105 m<sup>2</sup>, Prague 2, Vinohrady, Polská

<b>Total area</b>	105 m <sup>2</sup>
<b>Parking</b>	Parking can be arranged.
<b>Cellar</b>	-
<b>PENB</b>	G
<b>Reference number</b>	1986
<b>Available from</b>	Immediately

**Quality 2-bedroom 2-bathroom furnished flat with 2 balconies on the 3rd floor in a meticulously renovated Art Nouveau building with lift and landscaped shared garden, just a 10 minute walk to Wenceslas Square. Open the living room French doors to a balcony and enjoy a lovely view of Riegrovy Sady Park.**

The apartment has all the comforts of up-to-date lifestyle: large living room, a fully equipped, well designed kitchen, 2 en-suite bedrooms – one with a balcony, 2 marble bathrooms, and an extra guest toilet.

Traditional parquet floors, high ceilings, large windows, security door, washer, dishwasher, telephone and WiFi Internet connection. Cleaning possible upon request. Monthly deposit for common charges and utilities CZK 6.000 + VAT.



\* 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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### Apartment No. 7 Byt č. 7

3<sup>rd</sup> floor  
3. patro



1.	Entry room	Vstup	6,8 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	1,0 m <sup>2</sup>
11.	Balcony	Balkon	1,5 m <sup>2</sup>
	<b>Total</b>	<b>Celkem</b>	<b>105,4 m<sup>2</sup></b>