

## Apartment One-bedroom (2+kk)

Rented

101 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů



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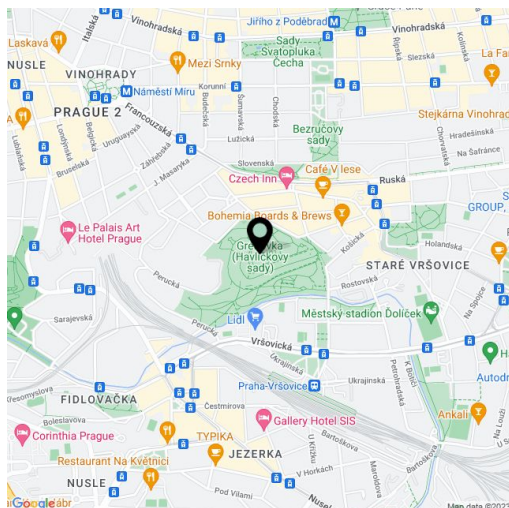
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Total area	105 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	22569
Available from	Immediately

Boasting beautiful direct views of the adjacent Havlíčkovy Sady Park, this is a brand new fully refurbished high standard 1-bedroom flat with two balconies. Situated on the first floor of a renovated residential building with lift. Well located in a quiet street in a highly sought after neighborhood on the border of Vinohrady and Vršovice districts, with quick connections to the city center, and convenient to Náměstí Míru metro station, line A.

With spacious airy rooms and southern exposure, the sunny interior features living room with dining area, a fully fitted open kitchen and access to both balconies, one bedroom with a bay window, bathroom with tub and shower, a separate toilet with bidet shower, and entry hall with lots of built-in wardrobes and storage.

Preserved original details, high quality materials and finishes, high ceilings, historic stucco ornaments, solid wood parquet floors, stone tiling, security entry door, gas boiler, dishwasher, telephone line, audio entry phone. Can be furnished at a higher rent. Easy parking on the street. Service charges and water bills: CZK 700/person/month. Gas and electricity will be transferred to the tenant. Available from the mid of March 2021.



\* 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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