

## Apartment Two-bedroom (3+kk)

Rented

112 m<sup>2</sup>, Prague 2, Vinohrady, Jana Masaryka



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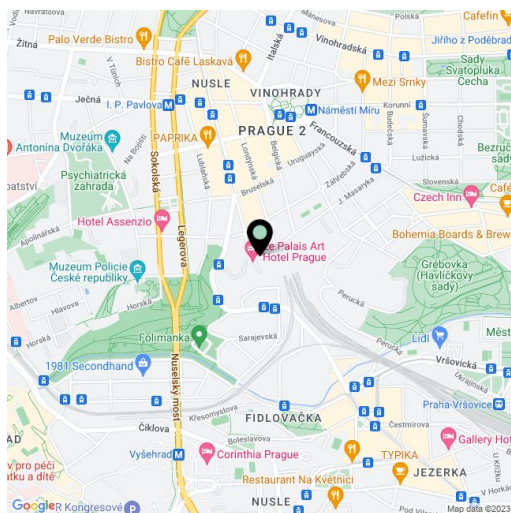
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Total area	120 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27662
Available from	Immediately

Fully furnished with designer furniture, this south-facing loft conversion with a terrace on the fifth floor of a well maintained traditional apartment building with a new elevator is located in the popular residential neighborhood of Vinohrady, just a short walk from Havlíčkovy Sady Park and Náměstí Míru Square with metro and trams. A lovely residential neighborhood of tree-lined streets and parks, sidewalk cafes, restaurants, bars, etc., offering a great atmosphere, only a short walk from the city center.

The interior features a living room with a fully fitted open plan kitchen, dining area, and fully openable French doors leading to the **terrace**, two separate bedrooms, a windowed shower bathroom with a toilet, a guest toilet with a bidet shower, an entrance hall, and a study/guest bedroom on an open **gallery**.

**Hardwood floors**, tiles, wooden beams, security entry door, underfloor heating in the bathroom and toilet, heated African granite panel at the terrace doors, custom-made built-in wardrobes and storage in all rooms, blinds, central heating, washer, dishwasher, induction cooktop, kitchenware, TV, garden furniture, great insulation, **cellar**. Deposit for common building charges, water, and heating CZK 4,500 per month. Electricity will be transferred to the tenant. Interior 100 m<sup>2</sup> + 12 m<sup>2</sup> gallery, terrace 8 m<sup>2</sup>. Available from mid September 2022.



\* 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.