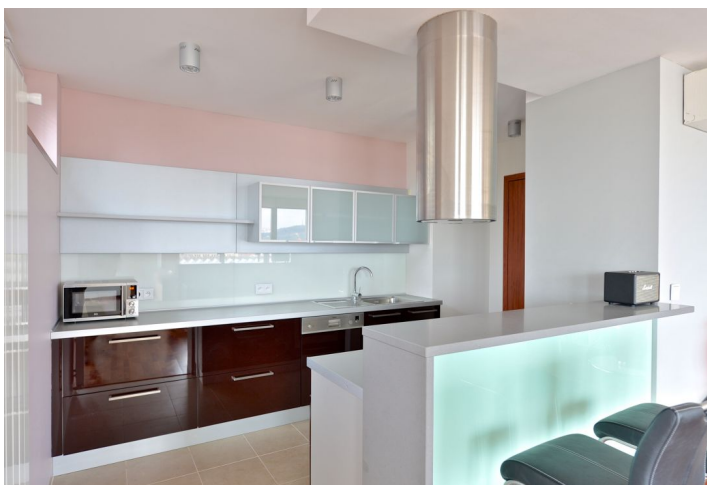


## Apartment Two-bedroom (3+kk)

Rented

121 m<sup>2</sup>, Prague 2, Vinohrady, Italská



## Apartment Two-bedroom (3+kk)

Rented

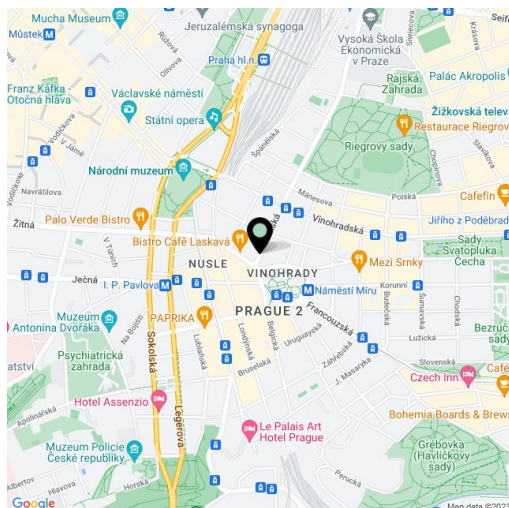
121 m<sup>2</sup>, Prague 2, Vinohrady, Italská

Total area	129 m <sup>2</sup>
Floor area*	121 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Underground parking space available at CZK 5000/month.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	2791
Available from	Immediately

**Modern comfortable flat with unobstructed views of Prague! This is a completely furnished 1st floor 2-bedroom flat with two balconies facing west towards the Prague Castle and the Old Town. Situated in the private gated complex Residence Riegrovy sady right across the park and a few minutes to Wenceslas Square and Muzeum metro station.**

Fully air-conditioned and with built-in closets in all rooms, the flat features a fully fitted kitchen with breakfast bar open to the living / dining room and large floor-to-ceiling windows leading onto the balconies, two separate bedrooms, bathroom with whirlpool bath tub, walk-in shower and toilet, a guest toilet, and entry hall.

Stylish furniture, solid wood and tile floors, high wooden interior doors, built-in wardrobes, thermally insulated double-glazed metal windows fitted with blackout blinds, washer, dryer, dishwasher, microwave, gas heating, cable and satellite TV connection, video entry phone. Cellar at CZK 1500/month. Secure gated community with lifts, 24-hour reception and security service. Secure underground garage parking space available at CZK 5000/month. Common building charges CZK 4000/month. Deposit for utilities (gas, water, electricity) CZK 3500/month. Available from May 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.

# Apartment Two-bedroom (3+kk)

Rented

121 m<sup>2</sup>, Prague 2, Vinohrady, Italská

