

## Apartment One-bedroom (2+1)

Rented

100 m<sup>2</sup>, Prague 2, Vinohrady, U Vodárny



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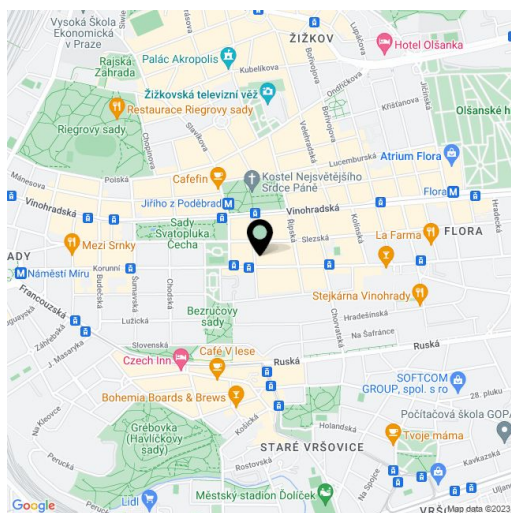
100 m<sup>2</sup>, Prague 2, Vinohrady, U Vodárny

|                  |                    |
|------------------|--------------------|
| Total area       | 103 m <sup>2</sup> |
| Floor area*      | 100 m <sup>2</sup> |
| Balcony          | 3 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 30029              |
| Available from   | Immediately        |

Benefiting from views of an adjacent park and Jiřího z Poděbrad Square, this is a fully renovated, fully furnished, quality 1-bedroom 2-bathroom flat with a balcony. Situated on the fifth floor of a secure, well kept traditional residential building with a lift and preserved original features. Conveniently located in the popular Vinohrady residential neighborhood with very quick connections to the city center, right next to Jiřího z Poděbrad metro station and tram stops, with full amenities in the immediate neighborhood.

The interior includes a corner living room, a fully fitted kitchen with a **balcony** facing the park, one bedroom with a **walk-in closet** and built-in wardrobes, two bathrooms (bathtub / walk-in shower, toilet), **walk-in closet** / storage room, and entrance hall with built-in wardrobes.

Custom made furnishings, large windows, **hardwood floors**, tiles, security entry door, underfloor heating in the bathrooms, washer, dryer, dishwasher, wine fridge, sound system throughout, two TV sets, alarm, camera system. Service charges and deposit for utilities approx. CZK 6000 per month. Available from September 1, 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.