

## Apartment Two-bedroom (3+1)

Rented

90 m<sup>2</sup>, Prague 2, Vinohrady, Záhřebská



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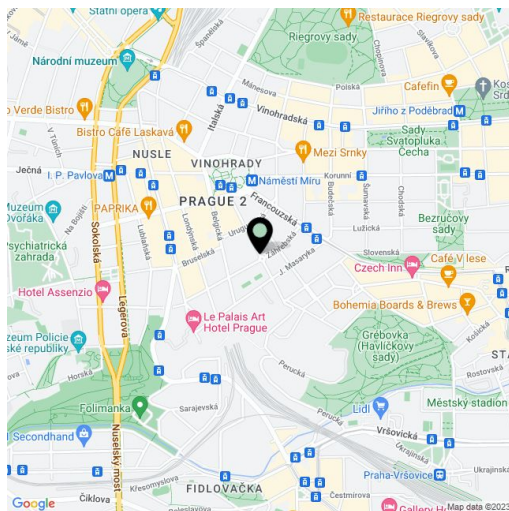
90 m<sup>2</sup>, Prague 2, Vinohrady, Záhřebská

Total area	92 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31057
Available from	Immediately

This fully refurbished, furnished 2-bedroom 2-bathroom flat with a balcony is situated on the second floor of a completely renovated residence with a lift. Located in a lovely residential neighborhood of tree-lined streets and parks, sidewalk cafes, restaurants, bistros and bars, offering great atmosphere, and with the Havlíčkovy Sady Park just down the street. Very quick access to the city center, just a two minute walk to Náměstí Míru Square with metro and multiple tram links.

The interior features a living room connected to a fully fitted eat-in kitchen by a sliding double door, master bedroom with an en-suite bathroom (walk-in shower, toilet) and a **balcony** facing the courtyard garden, a second bedroom, family bathroom (bathtub), a separate toilet, and an entrance hall.

High ceilings, **solid wood parquet floors**, tiles, built-in wardrobes in both bedrooms and entrance hall, security entry door, blinds, electric boiler, gas cooktop, washer, dishwasher, camera system in the building. Deposit for service charges and water CZK 2700 per month. Gas and electricity are billed separately. Available from May 1, 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.

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**2.PATRO (3.NP)**

**bytová jednotka**

**VLAST. PODÍL 899/58319**  
3+1 89,9m<sup>2</sup>

3.01	vstupní hala	9,4m <sup>2</sup>
3.02	koupelna	4,1m <sup>2</sup>
3.03	wc	1,4m <sup>2</sup>
3.04	koupelna s wc	2,9m <sup>2</sup>
3.05	kuchyň	17,8m <sup>2</sup>
3.06	obývací pokoj	25,3m <sup>2</sup>
3.07	ložnice	15,1m <sup>2</sup>
3.08	ložnice	12,6m <sup>2</sup>
3.09	tech. místnost mimo jednotku	1,3m <sup>2</sup>
3.10	balcón	1,9m <sup>2</sup>

nezapočítává se do plochy jednotky: 1,9m<sup>2</sup>

**89,9m<sup>2</sup>**

**VBRAVENÍ**

kuchyňská linka	1
plynová varná deska / el. trouba	1/1
myčka / dřez	1/1
odsavač par	1
kombinovaný kotel el. vytápění	1
radiátor / topné těleso - žebřík	5/2
sprcha / vana	1/1
umyvadlo / umyvátko	2/1
záchodová mísa	2
mísičí baterie	6
vestavěná skříň	3

**INVESTOR:**  
ANCO trading RE, s.r.o.; Anglická: 120 00 Praha - Vinohrady

**AMRES**  
AMRES INVESTMENT GROUP  
AMRES REAL ESTATE SERVICES

**DOMYJINAK.cz**