

## Apartment Two-bedroom (3+kk)

Rented

109 m<sup>2</sup>, Prague 2, Vinohrady, Čerchovská



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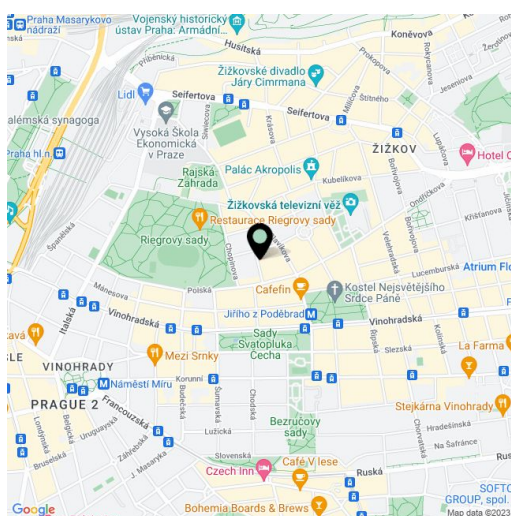
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Total area	109 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	31254
Available from	Immediately

Boasting a wonderful location just steps from Riegrovy sady Park, this completely renovated 2-bedroom 2-bathroom apartment with designer furniture is on the second floor of a renovated building with an elevator and preserved architectural details. Located on a quiet street in the popular residential neighborhood of Vinohrady, with very quick access to the city center and full amenities within easy reach, just a few minutes' walk from the Jiřího z Poděbrad metro station and a tram stop. Local amenities include quality restaurants and cafes, trendy bistros, and a popular regular farmers' market.

The interior features a comfortable living room separated by a double sliding door from a fully fitted eat-in kitchen with a bay window. There are two bedrooms facing the quiet, green courtyard, two bathrooms (bathtub/walk-in shower, toilet), a **fitted walk-in closet**/storage room, and an entrance hall.

**Hardwood floors**, tiles, high ceilings, large windows, built-in wardrobes and storage in the hall and one bedroom, gas boiler, underfloor heating and audio system in the bathrooms, washing machine, induction cooktop, dishwasher, microwave oven, wine fridge, TV, video entry phone, satellite receiver. Alarm connected to a security agency for extra fee CZK 480 per month. Service charges and water CZK 3,500 per month. Gas and electricity are billed separately.



\* 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.