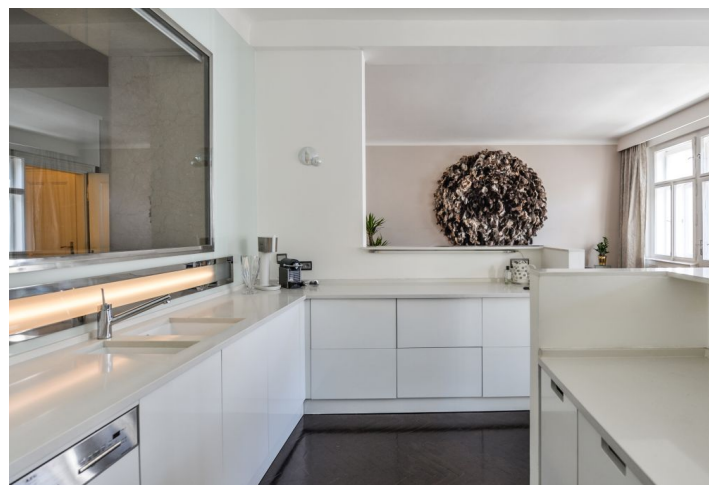


## Apartment One-bedroom (2+kk)

Rented

91 m<sup>2</sup>, Prague 2, Vinohrady, U Kanálky



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Rented

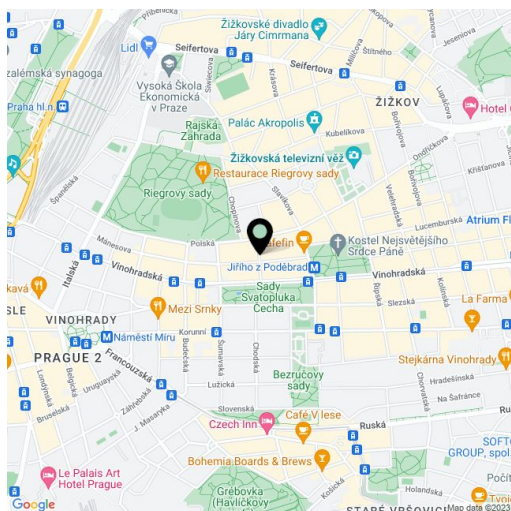
91 m<sup>2</sup>, Prague 2, Vinohrady, U Kanálky

Total area	97 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Courtyard parking available.
Garage	Yes
Cellar	-
PENB	G
Reference number	31580
Available from	Immediately

This sunny, air-conditioned, completely renovated and furnished 1-bedroom apartment is set on the fourth floor of a fully refurbished Art Nouveau building with a stainless steel lift. Well located on a quiet street just moments from Jiřího z Poděbrad metro station and trams, within walking distance of Riegrovy Sady Park and Wenceslas Square. Area with quick access to the city center, full amenities within easy reach incl. quality restaurants, cafes, bistros, and a popular regular farmers' market.

The elegant, airy interior features a spacious living room with a dining area, a fully fitted open plan kitchen and **balcony** facing the street, and a bedroom with built-in wardrobes and a **balcony** facing the quiet green back yard. There is a bathroom incl. a bathtub and a walk-in shower, a separate toilet, a laundry room, and an open entrance hall with built-in wardrobes and storage.

Quality equipment and finishes, high ceilings, large windows, ingenious lighting, **oak parquet floors**, **marble tiling** in the bathroom and the toilet, underfloor heating, gas boiler, washing machine, dryer, dishwasher, wine fridge, TV, video entry phone, garden furniture, alarm connected to a security agency (included). **Courtyard parking** is available for CZK 3000 per month. Service charges and water are CZK 3,500/month. Deposit for gas and electricity CZK 3,000/month.



\* 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.