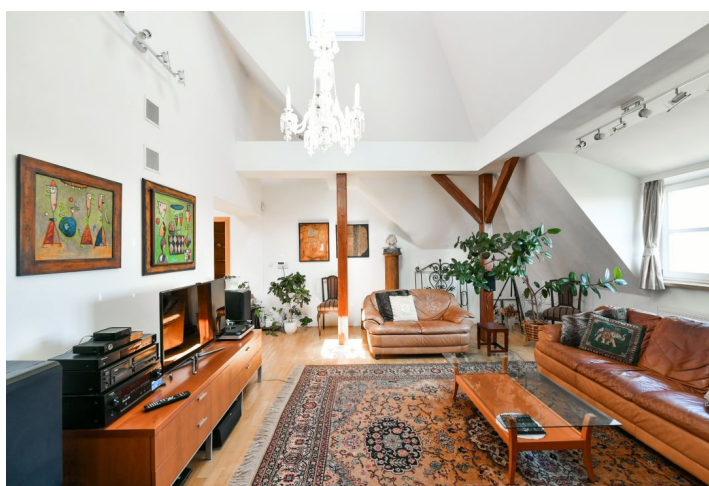


## Apartment Four-bedroom (5+kk)

Rented

287.5 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů



## Apartment Four-bedroom (5+kk)

Rented

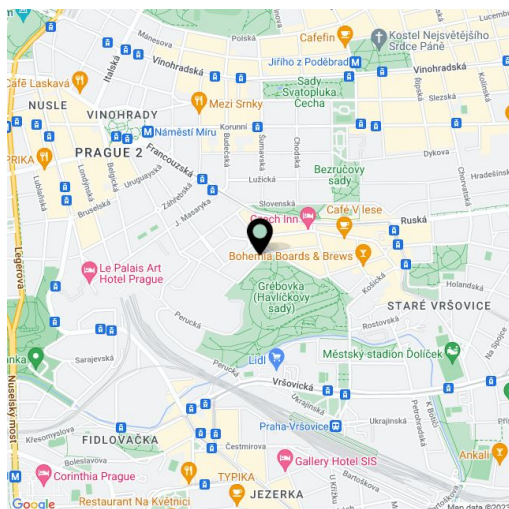
287.5 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů

Total area	295 m <sup>2</sup>
Floor area*	288 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Two on-site garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36579
Available from	Immediately

Boasting a unique location and beautiful unobstructed views of the adjacent Havlíčkovy Sady Park, this semi furnished 4-bedroom 3-bathroom split-level attic apartment with 2 balconies and garage parking is situated on the 5th floor of a renovated residential building with an elevator and preserved original details. Located on a quiet street in a highly sought-after part of Vinohrady with quick connections to the city center, and convenient to the Náměstí Míru metro station (line A), with full amenities in the area.

The lower level includes an office with a **balcony** and a bathroom (walk-in shower, toilet), a fitted **walk-in closet**, and an entrance hall. The upper floor features a huge open plan living room with a **fireplace**, a dining area, a fully fitted open plan kitchen, and **balcony** access. There is a master bedroom with a full bathroom, two further bedrooms, a shared bathroom (bathtub with a shower screen, toilet), a utility room, and hallways with built-in wardrobes.

**Air-conditioning, hardwood parquet floors, tiles, gas boiler, dishwasher, microwave oven, alarm, attic storage. Two on-site garage parking spaces** are included. Monthly deposit for service charges and water: CZK 600/person. Gas and electricity are billed separately. Available from September 15th, 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.