## Apartment Three-bedroom (4+kk)

142 m², Prague 2, Vinohrady, Polská

## Rented













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Total area	144 m²
Floor area*	142 m²
Balcony	2 m²
Parking	Outdoor parking nearby at CZK 2,500/month.
Cellar	-
PENB	G
Reference number	
Available from	Immediately



\* 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.

Top quality apartment in an attractive location. This meticulously newly refurbished 3-bedroom, 2-bathroom apartment with a balcony and green views is on the first floor of a renovated Art Nouveau building with a lift and preserved original features. Located on a quiet street on the edge of the lovely Riegrovy Sady Park, a few blocks from the Jiřího z Poděbrad metro station, with very quick access to the city center. Full amenities are available within easy reach, incl. many fine restaurants, trendy bistros, cafes, and a popular farmers' market.

The interior features a spacious living room with a gas **fireplace**, and a partially separated fully fitted kitchen with a dining area and a **balcony** facing the green park. There are two bedrooms facing the quiet courtyard one with an en-suite bathroom (bathtub, walk-in shower, toilet), a third bedroom facing the park, a family bathroom (walk-in shower, toilet), and a large entrance hall with built-in wardrobes.

**Top standard materials and finishes**, high ceilings, large windows, built-in storage, **hardwood parquet floors**, **concrete screed** floor in the bathroom, security entry door, replicas of the original etched glass interior door panels, washer / dryer, dishwasher, induction cooktop, gas boiler. Outdoor parking nearby available at CZK 2,500/month. Service charges and utilities are billed separately.

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