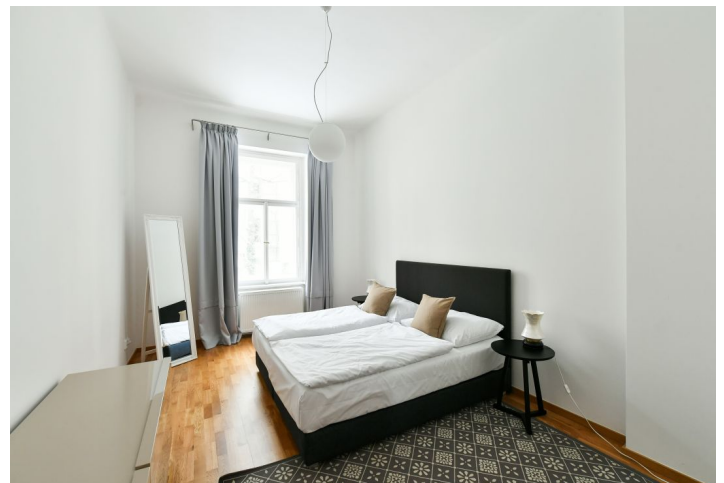


## Apartment Two-bedroom (3+kk)

Rented

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



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Rented

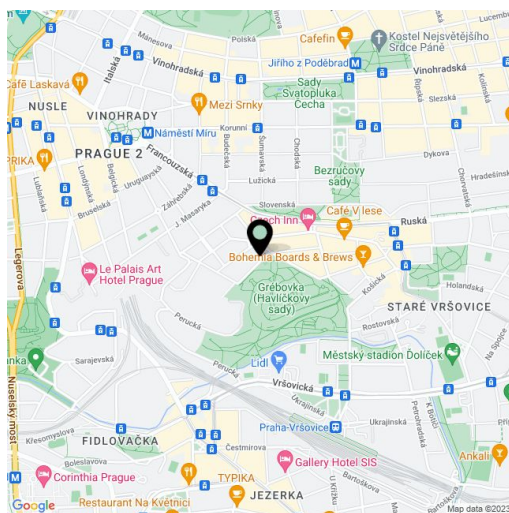
87 m<sup>2</sup>, Prague 2, Vinohrady, U Havlíčkových sadů

Total area	88 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38589
Available from	Immediately

Boasting a balcony and unique location offering direct views of the adjacent Havlíčkovy Sady Park, this is a fully refurbished and furnished 2-bedroom apartment. Situated on the first floor of a well kept renovated residential building with preserved original details. Well located in a quiet street in a highly sought after neighborhood of Vinohrady, with quick connections to the city center, and convenient to Náměstí Míru metro station, line A, with full amenities in the area.

The stylish apartment offers a living room with a dining area, a fully fitted open kitchen, **bay windows** and a **balcony** with direct views of the park, a master bedroom and a study - both facing the courtyard. There is a full bathroom, an additional separate toilet, and a spacious entrance hall with built-in storage.

High ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, gas boiler, Miele washer and dryer, dishwasher, microwave oven, kitchenware, wine fridge, TV. No lift. Monthly deposit for service charges and water consumption: CZK 1000/person/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.