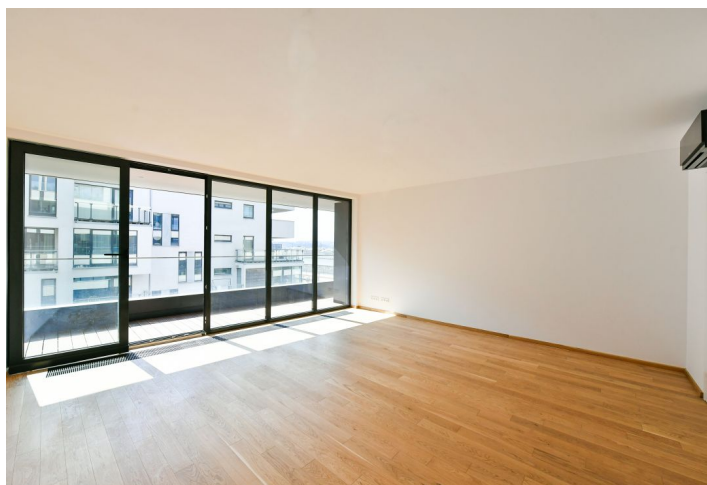
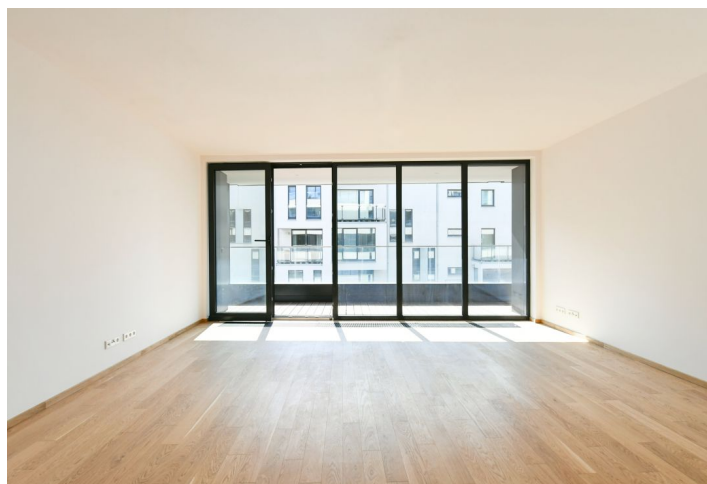


Apartment Two-bedroom (3+kk)

Rented

112 m², Prague 2, Vinohrady, Dudova



Apartment Two-bedroom (3+kk)

Rented

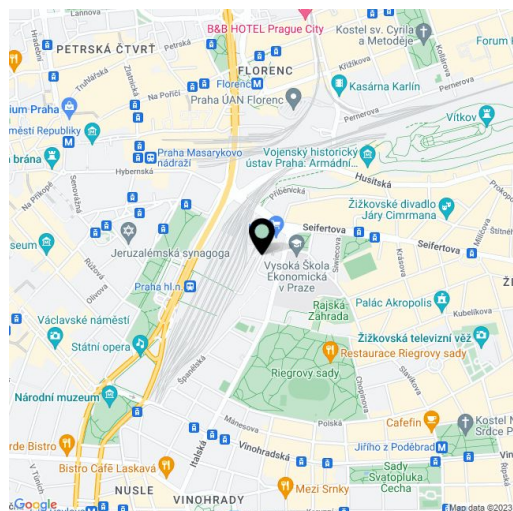
112 m², Prague 2, Vinohrady, Dudova

| | |
|------------------|----------------------------|
| Total area | 132 m ² |
| Floor area* | 112 m ² |
| Terrace | 20 m ² |
| Parking | Two garage parking spaces. |
| Garage | Yes |
| Cellar | Yes |
| PENB | C |
| Reference number | 38938 |
| Available from | Immediately |

Boasting a south-west facing terrace and beautiful views of the city, the Prague Castle and the Petřín Hill, this brand new, fully air-conditioned 2-bedroom apartment is on the third floor in the newly built Churchill Residence with a 24/7/365 reception, security, camera system and underground parking. Ideally located in the sought after Vinohrady neighborhood, within easy reach of the historical and cultural center of Prague and full amenities, steps from the University of Economics, just moments from the popular Riegrovy sady Park. Within walking distance of Wenceslas Square and the Muzeum and Hlavní nádraží metro stations.

The interior features a living room with a dining area and a fully fitted open plan kitchen, two bedrooms, a bathroom including a bathtub, a bidet and a toilet, an additional separate toilet with a bidet shower, and a spacious entrance hall with a built-in wardrobe. The covered terrace is accessible from the living room and both bedrooms.

Air-conditioning, smart home system, hardwood oak parquet floors, tiles, security entry door, floor-to-ceiling French windows, automatic exterior blinds, central heating, dishwasher, induction cooktop, microwave oven, video entry phone, cellar (5,6m²), lift, pram storage. **Two garage parking spaces** are included. Monthly deposit for service charges, water and heating: CZK 8,500. Electricity is billed separately.

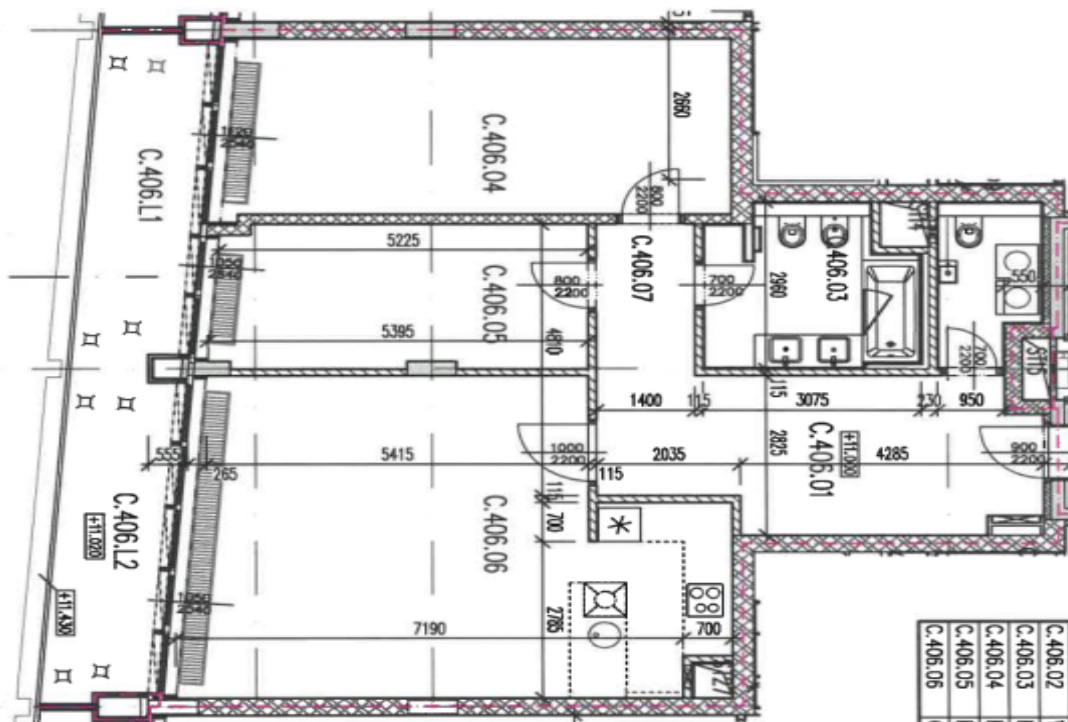


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

Apartment Two-bedroom (3+kk)

Rented

112 m², Prague 2, Vinohrady, Dudova



| Tabulka místností | | | |
|-------------------|----------------------------|--------------------------|-----------|
| Číslo | Jméno | Plocha [m ²] | Výška [m] |
| C.406.01 | HALA | 20,23 | 2,5 |
| C.406.02 | WC | 3,47 | 2,5 |
| C.406.03 | KOUPELNA S WC | 7,29 | 2,5 |
| C.406.04 | POKOUJ | 22,53 | 2,77 |
| C.406.05 | POKOUJ | 13,62 | 2,77 |
| C.406.06 | OBYVACÍ POKOUJ+ KUCH. KOUT | 39,38 | 2,77 |

| ÚčTNÁ PLOCHA OBÝTNĚHO PROSTORU | |
|------------------------------------|----------------------|
| Podlahová plocha obýtného prostoru | 106,8 m ² |
| Sklep | 5,6 m ² |
| Podlahová plocha příru | 117,9 m ² |
| 8 beton | 10,1 m ² |
| 9 beton | 10,1 m ² |
| Parkovací stání | 57,58 |