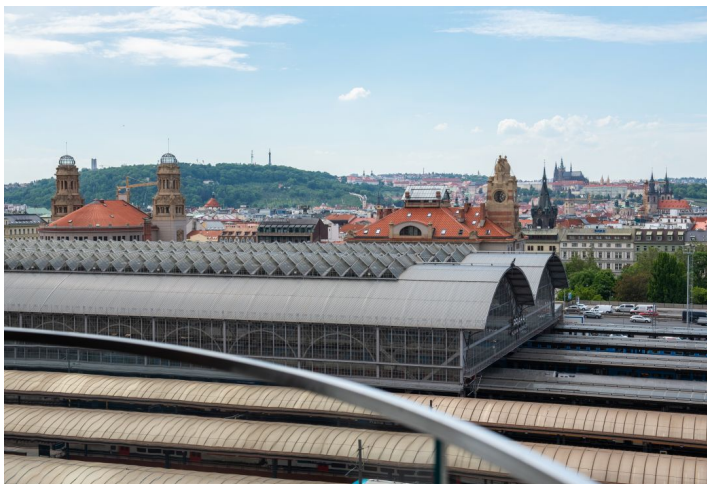


## Apartment Two-bedroom (3+kk)

Rented

97 m<sup>2</sup>, Prague 2, Vinohrady, Dudova



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Rented

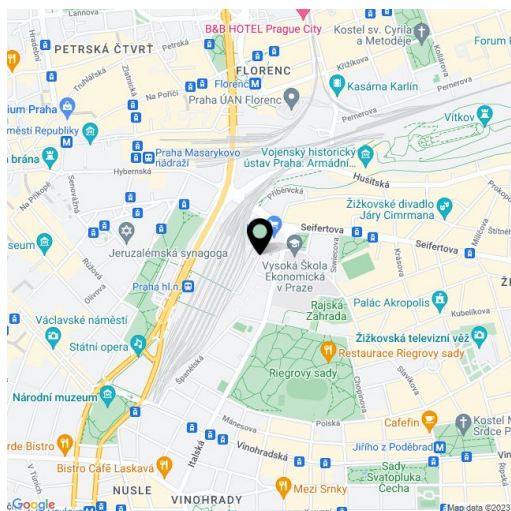
97 m<sup>2</sup>, Prague 2, Vinohrady, Dudova

Total area	112 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Loggia	15 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	39619
Available from	Immediately

This brand new, tastefully furnished air-conditioned 2-bedroom apartment with an enclosed loggia surrounding and illuminating the entire living area, with beautiful views of the city, Prague Castle, and Petřín Hill, is on the 3rd floor of 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, mere steps from the University of Economics and 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 50 sq. m. spacious living room with a dining area and a fully fitted open plan kitchen with a view of Prague Castle, two bedrooms, a bathroom including a bathtub, bidet, and a toilet, an additional separate toilet with a bidet shower, a utility room, and a spacious entrance hall with a built-in wardrobe.

**Air-conditioning, smart home system, hardwood oak parquet floors, tiles, security entry door, floor-to-ceiling French windows, automatic exterior blinds, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, video entry phone, cellar (6.6 sq. m.), elevator, 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.



