

## Apartment Two-bedroom (3+kk)

€ 1 462 | CZK 36 500

60 m<sup>2</sup>, Prague 2, Vinohrady, Perucká



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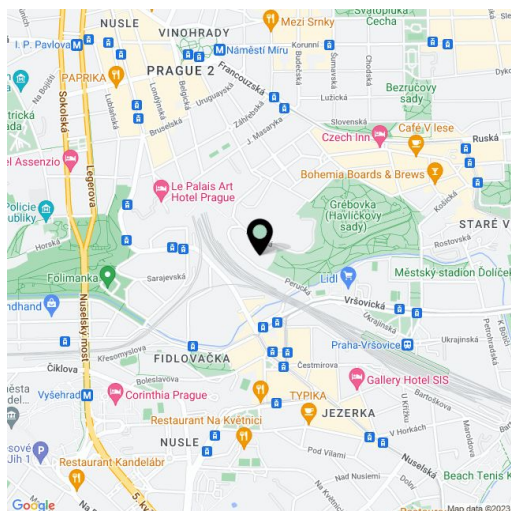
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Total area	84 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Parking	Outdoor parking.
Cellar	Yes
Service price	Monthly deposit for services, water, and heating CZK 8,400for 4 persons. Electricity - transferred to the tenant.
PENB	C
Reference number	41972
Available from	01.04.2025

This renovated furnished air-conditioned 2-bathroom apartment with parking and access to a shared terrace is on the 3rd floor of the Depo Grébovka modern residence - a refurbished building with an elevator, reception, and fitness center. Situated on the edge of Vinohrady, a highly sought-after residential area close to the Grebovka and Folimanka parks. The drive to the city center takes less than 10 minutes by tram, and from the nearby Vršovice Train Station it's only a 5-minute ride to the Main Railway Station. Complete amenities are available within easy reach.

The interior features a living room with a fully fitted open plan kitchen and dining area, 2 bedrooms (each with a shower bathroom), a separate toilet, and an entrance hall.

**Air-conditioning, hardwood floors**, tiles, built-in storage, central heating, induction cooktop, washing machine, **cellar**, reserved 24 m<sup>2</sup> on the **shared terrace**, chip entry to the building, shared laundry room. An outdoor **parking space** on the plot is included.



\* 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.

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PŮDORNS JEDNOTKY

### ZÁKLADNÍ INFORMACE

ID nemovitosti	DGS4402
Vlastnickvi	osobni
Dispozice	3+kk
Podlaži	4/4
Orientace	JZ
Typ budovy	cihla
Stav jednotky	volny
Stav při předání	white wall
Parkování	parkovací stání

### VYMERY

01 předsiň	3,8 m <sup>2</sup>
02 WC	1,7 m <sup>2</sup>
03 koupelna	2,9 m <sup>2</sup>
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05 pokoj	23,2 m <sup>2</sup>
06 pokoj	11,6 m <sup>2</sup>
07 pokoj	11,1 m <sup>2</sup>
Svislé konstrukce	2,9 m <sup>2</sup>
<b>Podlahová plocha</b>	<b>60,1 m<sup>2</sup></b>
Pochozí střecha	25,8 m <sup>2</sup>
Parkovací stání	13,5 m <sup>2</sup>
Sklepní kóje	2,9 m <sup>2</sup>
<b>Celková plocha</b>	<b>102,3 m<sup>2</sup></b>