

## Apartment Three-bedroom (4+kk)

Rented

114.79 m<sup>2</sup>, Prague 2, Vinohrady, Italská

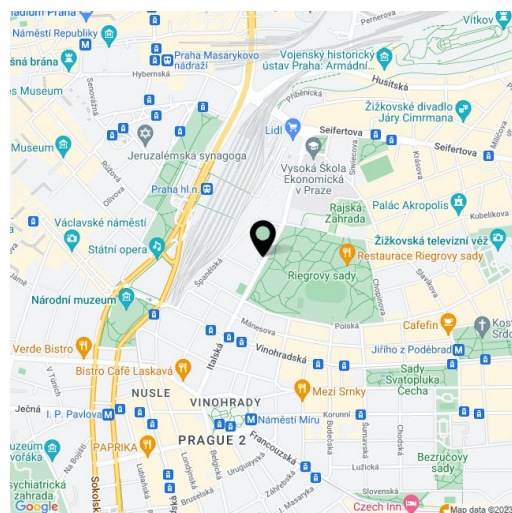


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Total area	132 m <sup>2</sup>
Floor area*	115 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	43401
Available from	Immediately



Benefiting from 2 terraces and outstanding views of Prague, this fully furnished air-conditioned 3-bedroom 2-bathroom apartment is on the third floor of the Riegrovy sady Residence with a 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, a few steps from the University of Economics and moments from popular Riegrovy Sady Park. Within walking distance of Wenceslas Square and the Muzeum and Hlavní nádraží metro stations.

The lower level includes a living room with a fully fitted open plan kitchen and a **terrace** along the perimeter of the room providing wonderful views of Old Town and Prague Castle, a shower room, a separate toilet, and an entrance hall with built-in wardrobes. The upper floor features a **gallery**, a bedroom with a **terrace**, and views of Riegrovy Sady Park and the Žižkov TV Tower, two bedrooms with beautiful views of the city, and a bathroom with a bathtub and a toilet.

**Air-conditioning, hardwood floors**, tiles, security entry door, interior roller blinds, gas boiler, underfloor heating in the bathrooms, washing machine, Siemens appliances, dishwasher, microwave oven, video entry phone, **cellar**. A **garage parking** space is included. Monthly deposit for service charges, utilities, and Internet CZK 10,650 is billed separately. Available from October 1st, 2022.

\* 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.