

## Apartment Three-bedroom (4+kk)

Rented

138 m<sup>2</sup>, Prague 2, Vinohrady, Polská



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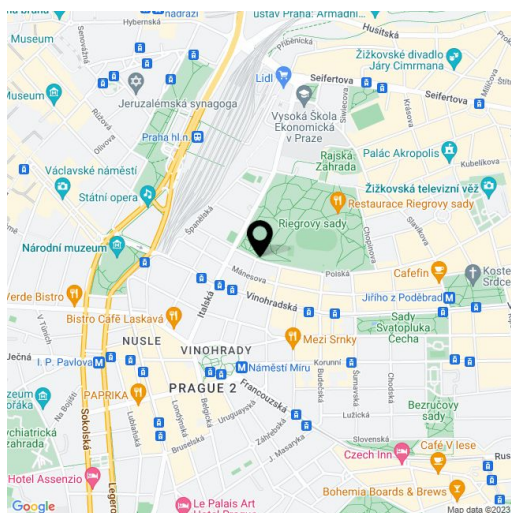
138 m<sup>2</sup>, Prague 2, Vinohrady, Polská

Total area	144 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Parking can be arranged.
Cellar	-
Service price	Common building charges and utilities CZK 9,680/month.
PENB	G
Reference number	5605
Available from	Immediately

**Stylishly furnished split-level attic apartment with a balcony and wonderful views of Riegrovy Sady Park situated on the 5th floor in a completely renovated Art Nouveau building with an elevator and a common garden. Wenceslas Square is a leisurely 15 min. stroll away.**

It has a fully equipped kitchen that opens onto the living room, 2 bedrooms with a 6 sq. m. south-facing balcony that looks out onto the landscaped courtyard, a large gallery overlooking the living area (can be used as a study or a 3rd bedroom), and 2 bathrooms.

High-quality Italian fittings and furniture, plenty of storage/built-in wardrobes, washer, dryer, dishwasher, TV, telephone, satellite connection, WiFi Internet, security door. Parking can be arranged at CZK 3,000/month nearby.



\* 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.

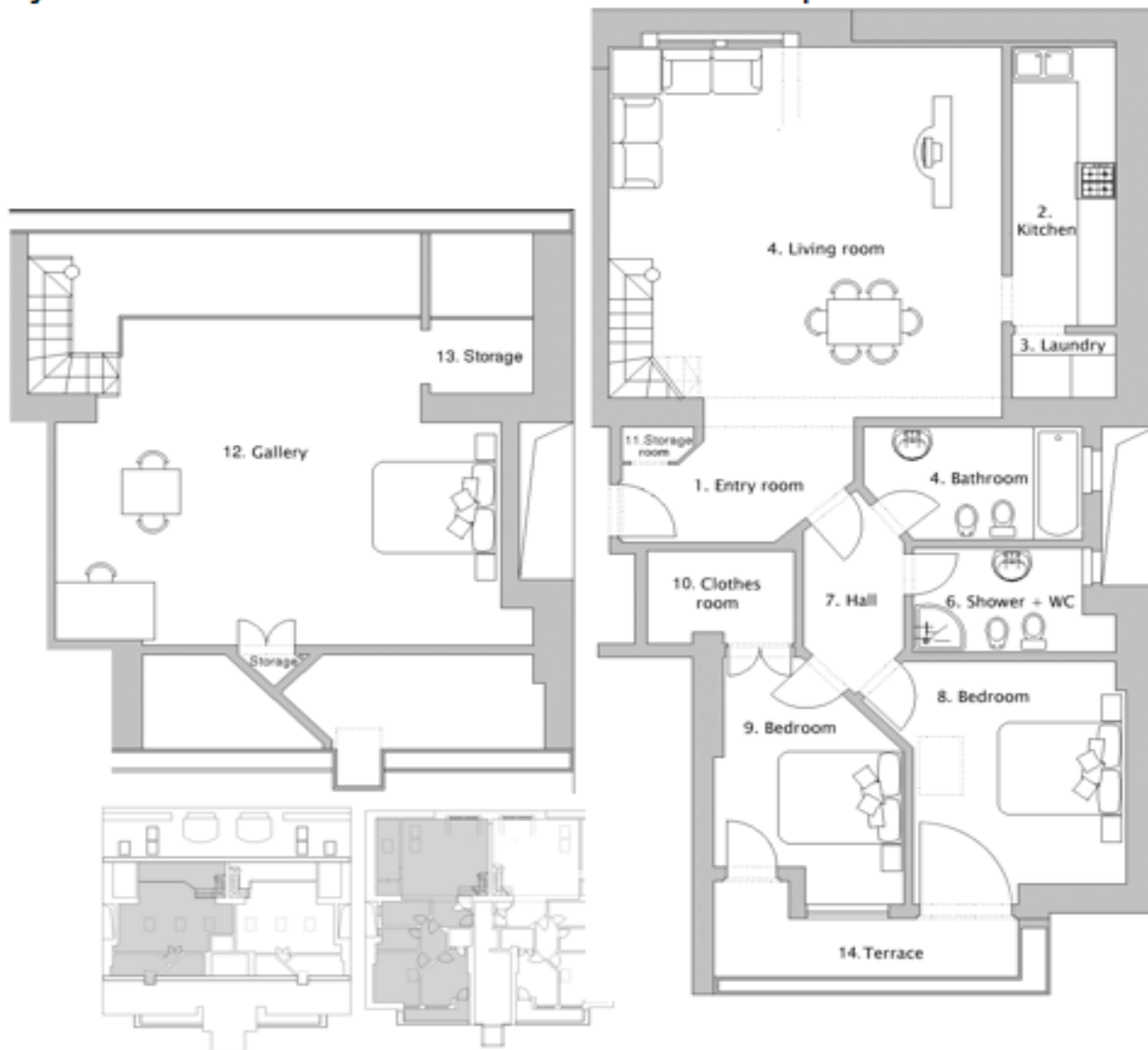
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## Apartment No. 11 Byt č. 11

5<sup>th</sup> floor  
5. patro



1.	Entry room	Chodba	3,5 m <sup>2</sup>
2.	Kitchen	Kuchyň	7,5 m <sup>2</sup>
3.	Laundry	Prádelna	1,9 m <sup>2</sup>
4.	Living room	Obývací pokoj	42,8 m <sup>2</sup>
5.	Bath room	Koupelna	6,4 m <sup>2</sup>
6.	Shower + WC	Sprcha + WC	4,7 m <sup>2</sup>
7.	Hall	Chodba	4,0 m <sup>2</sup>
8.	Bedroom	Ložnice	14,8 m <sup>2</sup>
9.	Bedroom	Ložnice	13,7 m <sup>2</sup>
10.	Clothes room	Šatna	2,4 m <sup>2</sup>
11.	Storage room	Komora	0,8 m <sup>2</sup>
12.	Gallery	Galerie	35,7 m <sup>2</sup>
13.	Storage	Úložný prostor	1,0 m <sup>2</sup>
14.	Terrace	Terasa	5,1 m <sup>2</sup>
	Total	Celkem	144,3 m <sup>2</sup>