

## Apartment Four-bedroom (5+1)

Rented

157 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance



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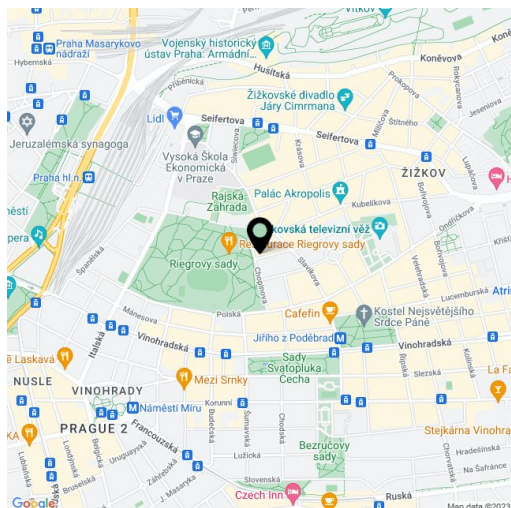
157 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

Total area	160 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Garage parking available at CZK 5000/month + VAT.
Garage	Yes
Cellar	-
PENB	G
Reference number	9231
Available from	Immediately

**Bright reconstructed 3-4-bedroom 3-bathroom split-level attic flat with a balcony and nice views, on the fourth floor of a completely renovated Art Deco building with lift and a beautiful landscaped rear garden. Located in the popular Vinohrady residential neighborhood with full amenities within easy reach and quick access to the city center, just a short walk to Jiřího z Poděbrad metro station, and merely steps from the lovely Riegrovy sady park.**

The lower level includes a fully fitted and equipped eat-in kitchen, a large living room (40 m<sup>2</sup>), one bedroom, shower bathroom with toilet, laundry room with washer and dryer, and an entry hall. The upper level features master bedroom with built-in wardrobes and balcony access, two more attic bedrooms (one can be used as a study), and two separate bathrooms with toilet (walk-in shower / bathtub).

Solid wood parquet floors, security entry door, French windows, gas boiler, dishwasher, cable and satellite TV, alarm. Can be furnished at a higher rent. Garage parking available at CZK 5000/month + VAT. Monthly deposit for utilities and common building charges CZK 7000.

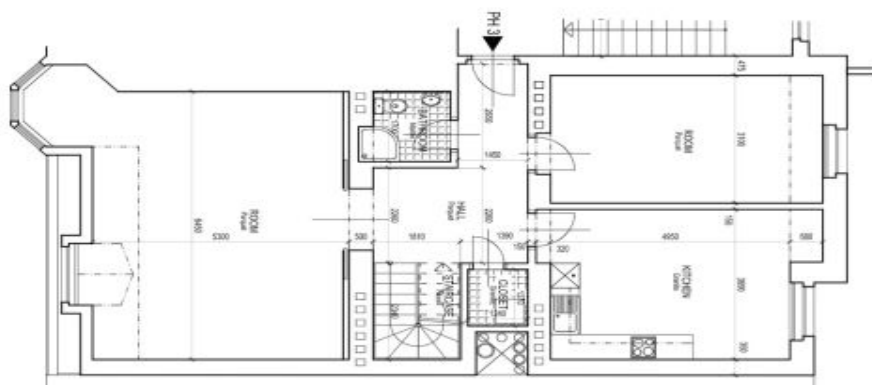


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

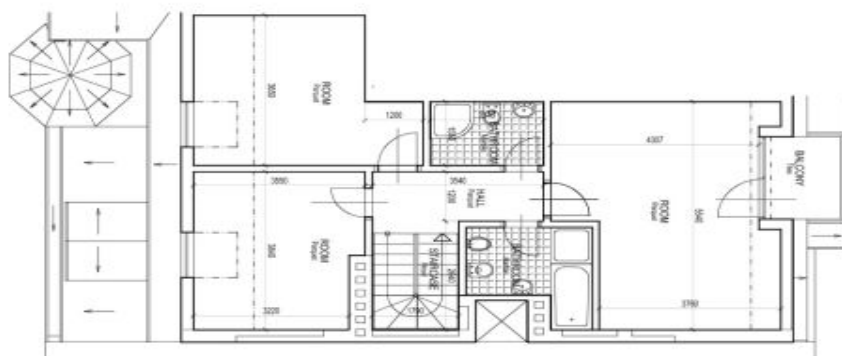
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FIFTH FLOOR



SIXTH FLOOR

APARTMENT PH 3  
1:100