



## Apartment Two-bedroom (3+kk)

Rented

173 m², Prague 10, Vinohrady, Hradešinská





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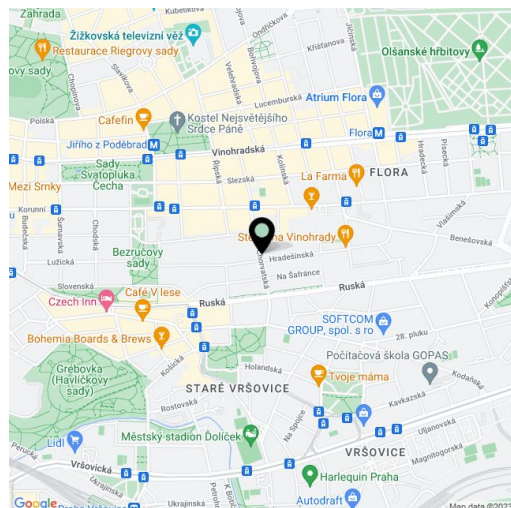
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Total area	173 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	-
Service price	Fixed payments for services, water, heating, and garage maintenance: CZK 7,500 and electricity: CZK 2,000.
PENB	B
Reference number	101405
Available from	Immediately

This furnished top-standard apartment with 2 bathrooms is on the 2nd floor of a new residential building with an elevator. Nicely located in a quiet residential area abundant with stately villas and greenery, in the popular Vinohrady neighborhood, with quick access to the city center. Within easy reach of the Sady Bratří Čapků, Heroldovy, and Bezručovy Sady parks, within walking distance of the Jiřího z Poděbrad and Flora metro stations (line A), as well as complete services and amenities.

The interior features a spacious living room with a fully fitted open plan kitchen, a dining area, and a French window offering far-reaching views, a master bedroom with a fitted **walk-in closet** and en-suite bathroom (bathtub, walk-in shower, toilet with a bidet shower), a bedroom with a fitted **walk-in closet**, a family bathroom (walk-in shower, bidet, toilet), a fitted **walk-in closet**, a utility room, a guest toilet with a bidet shower, and an entrance hall with a built-in wardrobe.

High-standard equipment, heat recovery ventilation, **hardwood parquet floors**, tiles, security entry door, automatic exterior blinds, central heating, underfloor heating in the bathrooms, **Miele** appliances, washer, dryer, custom-made Hanák kitchen, dishwasher, induction cooktop, coffee maker, TV, video entry phone, alarm, **cellar**. **Two garage parking spaces** are 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.