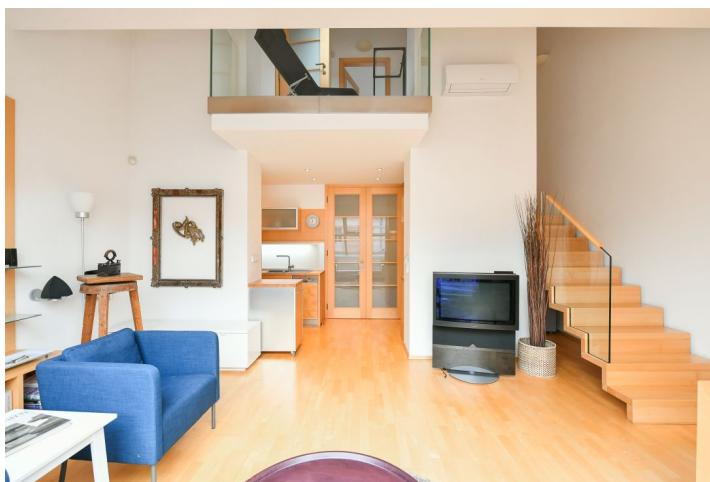




## Apartment Two-bedroom (3+kk)

Rented

100 m<sup>2</sup>, Prague 2, Vinohrady, Moravská

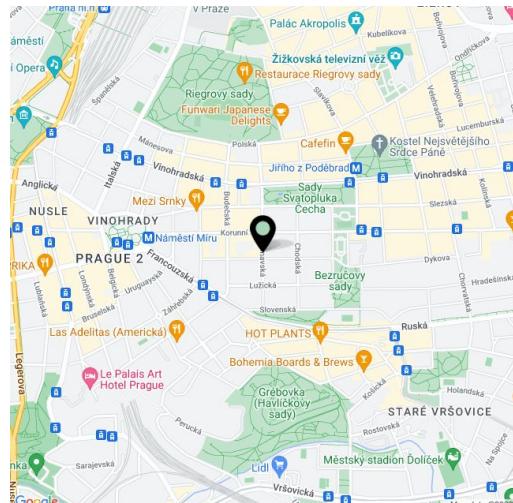




## Apartment Two-bedroom (3+kk)

**Rented**100 m<sup>2</sup>, Prague 2, Vinohrady, Moravská

|                  |   |
|------------------|---|
| Total area       | 112 m <sup>2</sup>  |
| Floor area*      | 100 m <sup>2</sup>  |
| Terrace          | 12 m <sup>2</sup>   |
| Parking          | -   |
| Cellar           | -   |
| Service price    | Monthly deposit for services and water: CZK 3,500. Electricity and gas are billed separately. |
| PENB             | G   |
| Reference number | 103312  |
| Available from   | Immediately   |



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This fully furnished air-conditioned apartment with 2 bathrooms and a terrace is on the 5th topmost floor of a renovated classic apartment building with an elevator in Vinohrady, on a quiet one-way street lined with trees. An attractive, easily accessible location near Bratří Čapků Park and the metro station on Náměstí Míru Square, which is less than a 10-minute walk away. There are 2 tram stops nearby, and complete amenities and services in close vicinity. Within easy reach of Grébovka Park, Jiřího z Poděbrad Square, and popular Riegrový Sady Park.**

The apartment includes, on the lower floor, a living room with a large skylight and a fully fitted open plan kitchen, a bedroom/study, a bathroom (massage shower), a utility/storage room with a toilet, and an entrance hall with built-in wardrobes. The upper floor offers a gallery, a bedroom with a terrace with views of the courtyard, the rooftops of the surrounding buildings and the Žižkov TV Tower, a bathroom (bathtub, bidet, toilet), and a storage room.

**Air-conditioning, hardwood parquet floors, tiles, gas boiler, washer, dryer, dishwasher, induction cooktop, American type fridge, Bang & Olufsen sound system, alarm.** Available from January 15th, 2024 (or earlier).