



Apartment Two-bedroom (3+1)

Rented

160 m², Prague 2, Vinohrady, Na Kleovce





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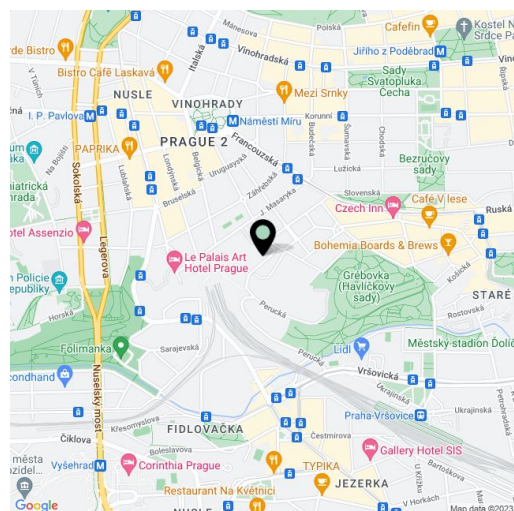
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Total area	172 m ²
Floor area*	160 m ²
Terrace	12 m ²
Parking	One underground parking space.
Garage	Yes
Cellar	Yes
Service price	Common building charges and utilities CZK 12,500/month.
PENB	G
Reference number	10336
Available from	Immediately

Sunny partly furnished duplex apartment with two terraces on the 3rd and 4th floor of the Americká Park boutique residence surrounded by greenery in an attractive part of Vinohrady near the famous Villa Osvěta and Havlíčkovy Sady Park. The residential project was completed in 2005 and consists of 4 villas located in an enclosed private 7,000 m² garden with a barbecue area or two gazebos. The sought-after Vinohrady district is located in the vicinity of the city center, which can be reached in a few minutes by metro or tram. The ride to the I.P. Pavlova station or Náměstí Míru takes only a few minutes. Traveling by car is easy thanks to the quick connection to the highway. There are several private and public schools in the area, including the Lauder kindergarten, primary school, and high school, and a large number of cafes, bistros, and restaurants. Romantic Havlíčkovy Sady Park with children's playgrounds, views of Prague, or a vineyard pavilion with a café is nearby.

The lower part of the apartment has a living room with a fire place and an access to the terrace, fully fitted kitchen, bedroom with an access to the second terrace and with a walk-in closet and an en-suite bathroom (bathtub, double sink, and toilet), utility room, guest toilet, and an entry hall. 2 en-suite bathrooms, guest toilet, storage room, and an entry hall. Upper level features second bedroom with en-suite bathroom (bathtub, shower, and toilet).

Light and airy rooms, wooden floors, top quality materials, stylish design, air-conditioning on upper floor, outdoor blinds, build-in wardrobes, washing machine and dryer, satellite TV, whirlpool bath, smoke detector, security camera system in the building, alarm system. One underground parking space included. Cellar.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.