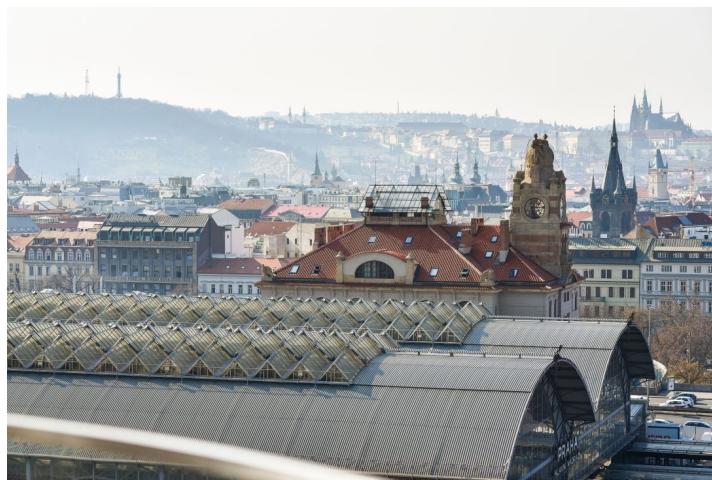




Apartment Two-bedroom (3+kk)

Rented

115 m², Prague 2, Vinohrady, Italská



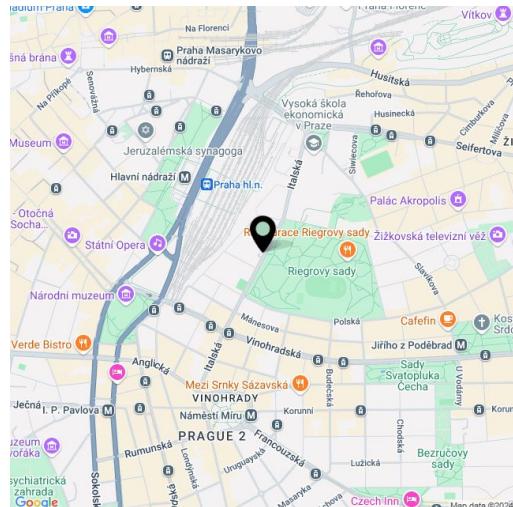


Apartment Two-bedroom (3+kk)

Rented

115 m², Prague 2, Vinohrady, Italská

Total area	137 m ²
Floor area*	115 m ²
Balcony	22 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and water: CZK 4,500. Electricity and gas are billed separately (transfer to the tenant).
PENB	Not required
Reference number	106765
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.

Boasting wonderful panoramic views of Prague including the Prague Castle and Petřín Hill, this furnished air-conditioned 2-bedroom 2-bathroom apartment with a terrace is on the 4th topmost floor of the Riegrovy sady Residence with a reception, security, camera system, and underground parking. Ideally located in the sought-after Vinohrady neighborhood, within easy reach of the historical and cultural center of Prague and full amenities, a few steps from the University of Economics and moments from popular Riegrovy Sady Park. Within walking distance of Wenceslas Square and the Muzeum and Hlavní nádraží metro stations.

The interior features a large living room with a fully fitted open plan kitchen (49 m²) and access to the **terrace** offering beautiful views, 2 bedrooms, an en-suite bathroom (walk-in shower, toilet), a family bathroom (bathtub, bidet), a separate toilet, and an entrance hall with built-in wardrobes.

Air-conditioning, hardwood floors, tiles, security entry door, gas boiler, underfloor heating in the bathroom, washer / dryer, dishwasher, induction stove top, microwave oven, video entry phone, cellar. Secure gated community with a 24-hour reception and security cameras, plus an on-site caretaker and management services. An underground **garage parking** space is included.