



Apartment Four-bedroom (5+kk)

Rented

157.06 m², Prague 2, Vinohrady, Polská





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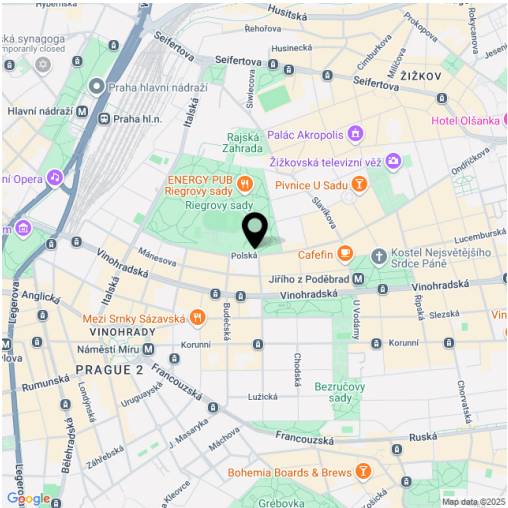
157.06 m², Prague 2, Vinohrady, Polská

Total area	175 m²
Floor area*	157 m²
Balcony	1 m²
Terrace	16 m²
Parking	Parking can be arranged
Cellar	2 m²
Service price	Monthly deposit for services and water: CZK 800/person. Electricity is billed separately.
PENB	E
Reference number	108262
Available from	Immediately

This newly built split-level attic apartment is on the 5th floor of a traditional apartment building with an elevator. Set on a quiet street on the edge of popular Riegrovy Sady Park, offering beautiful views of Prague, large green areas, children's playgrounds, sports facilities, cafes, and restaurants. Located a few blocks from the Muzeum and Jiřího z Poděbrad metro stations, with very quick access to the city center. Complete services and amenities are available within easy reach, incl. many fine restaurants, trendy bistros, cafes, and a popular farmers' market.

The lower level of the apartment includes a living room with a fully fitted open plan kitchen and dining area, two bedrooms (one with **balcony** access), a bathroom (walk-in shower, toilet), a utility room, and an entrance hall with built-in wardrobes. The upper floor features a glass **gallery**, two bedrooms with **terrace** access, and a bathroom (bathtub, toilet).

Air-conditioning, heat recovery ventilation, hardwood floors, built-in storage, triple glazed windows, skylights with rain sensors, automatic blinds, Viessmann heat pump, underfloor heating throughout, dishwasher, steam oven, alarm that can be connected to a security agency, **cellar**. **Parking** can be arranged near by at an additional cost. The apartment can be furnished at a higher rent.



* 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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PŮDORYS 6.NP

LEGENDA MÍSTNOSTI

6.NP		
6.15.01	VSTUPNÍ HALA	10,46
6.15.02	OBÝVACÍ POKOJ, KUCHYŇ, JÍDELNA	52,32
6.15.03	LOŽNICE	13,80
6.15.04	LOŽNICE	12,69
6.15.05	KOUPELNA	4,27
6.15.06	TECHNICKÁ MÍSTNOST	2,30
6.15.07	BALKON	1,48



PŮDORYS 7.NP

LEGENDA MÍSTNOSTI

7.NP		
7.15.08	HALA A GALERIE	19,21
7.15.09	LOŽNICE	18,13
7.15.10	LOŽNICE	16,78
7.15.11	KOUPELNA	5,53
7.15.12	TERASA	15,97
BRT 15 - CELKOVÁ PLOCHA		174,51
BRT 15 - CELKOVÁ PLOCHA BEZ TERASY A BALKONU		157,58