



## Apartment Two-bedroom (3+kk)

Rented

96 m<sup>2</sup>, Prague 3, Žižkov, Baranova



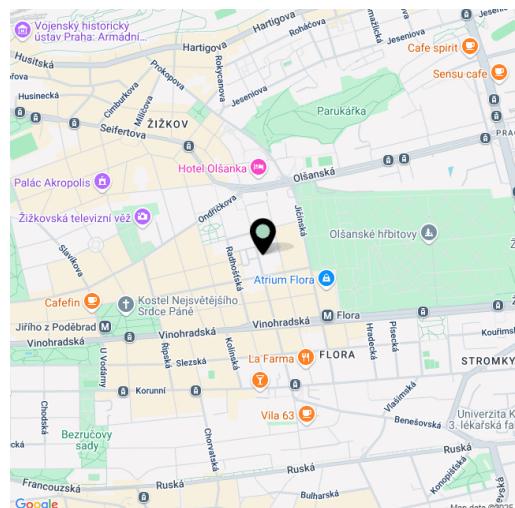


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Total area	109 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 3,000. Electricity and gas are billed separately.
PENB	G
Reference number	109783
Available from	Immediately



\* 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.

This furnished split-level apartment with a small balcony, a large terrace, and views of Parukářka Park is on the 5th floor of a traditional building (from 2004) with an elevator and a landscaped courtyard, in the popular quiet residential area of Vinohrady. Situated just two blocks from the Flora metro station and Atrium Flora shopping mall. A highly sought-after location with very quick access to the city center and complete services and amenities, within walking distance of Jiřího z Poděbrad Square, Riegrovy Sady Park, and the Olšanka sports center with a swimming pool.

The lower level includes a living room with a fully fitted open plan kitchen, a bathroom with a walk-in shower and toilet, and a storage room. The upper floor offers two bedrooms, a second bathroom with a corner bathtub and toilet, an east-facing 12 m<sup>2</sup> terrace, and a balcony.

**Hardwood floors**, tiles, security entry door, storage, gas boiler, washing machine, dishwasher, induction stove top, microwave oven, coffee maker.