



## Apartment Four-bedroom (5+kk)

Rented

225.7 m<sup>2</sup>, Prague 10, Vinohrady, U zdravotního ústavu

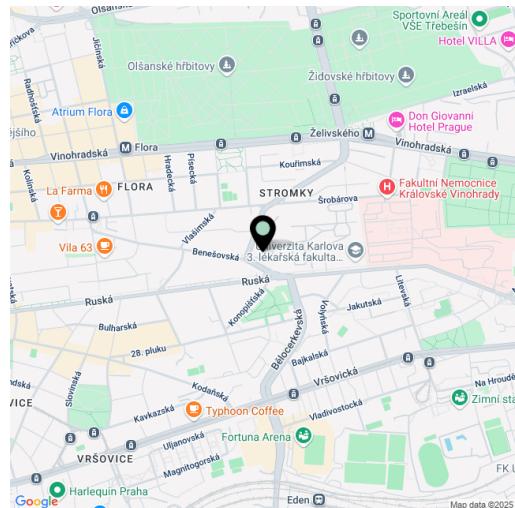




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Total area	256 m <sup>2</sup>
Floor area*	226 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	Two parking spaces on the plot
Cellar	-
Service price	Monthly deposit for services and utilities in the amount of CZK 10,400 is billed separately.
PENB	C
Reference number	109787
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 unique atypical furnished split-level attic apartment with 2 terraces and a Scandinavian design is set in Vinohrady. The air-conditioned apartment designed by an architect is on the 2nd floor of a fully refurbished villa with parking and a shared garden with a sauna, home office spaces, a summer kitchen, a fire pit, and a children's playground. Located in the highly sought-after residential neighborhood of Vinohrady, full of greenery, with quick connections to the city center and full amenities within easy reach. The Želivského and Flora metro stations (line A), and Atrium Flora shopping mall are within walking distance.**

The lower level of the apartment includes a huge living room with a **fireplace**, a dining area, and a fully fitted open plan kitchen, a master bedroom with a built-in wardrobes and fitted **walk-in closet**, another bedroom, 2 bathrooms (walk-in shower, toilet, utility area/bathtub, walk-in shower, bidet, toilet), a large storage room/pantry, and an entrance hall with built-in storage space. The **terrace** is accessible from the living room and master bedroom. The uppr floor features a bedroom with an adjacent toilet and a **second terrace**, and another bedroom.

**Air-conditioning, Loxone smart home system, concrete screed floors, custom-made furniture, built-in wardrobes and storage throughout, automatic external roller blinds, central underfloor heating, premium Grohe sanitary ware, washing machine, dryer, high-standard Siemens kitchen appliances, dishwasher, induction stove top with an integrated hood, cellar. Two parking spaces on the plot are included. There is a common charging station for electric cars.**