



## Apartment Two-bedroom (3+1)

Rented

153 m<sup>2</sup>, Prague 2, Vinohrady, Na Kleovce



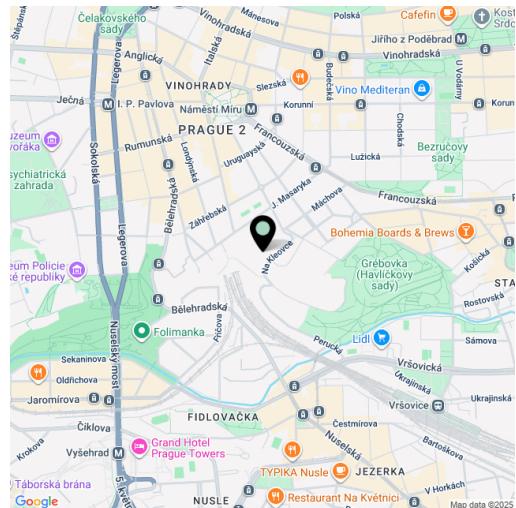


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Total area	165 m <sup>2</sup>
Floor area*	153 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 11,000. Electricity is billed separately.
PENB	G
Reference number	110605
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.

This furnished 2-bedroom 2-bathroom apartment with 2 terraces is on the 3rd 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 m<sup>2</sup> garden with a barbecue area and 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 and Peace Square takes only a few minutes, and traveling by car is easy thanks to the quick connection to the D1 highway. There are great amenities within easy reach, and a large number of cafes, bistros, and restaurants. The romantic Havlíčkovy Sady Park is also nearby.

The lower level of the apartment features a living room with a terrace, a fully fitted kitchen separated by a sliding door, a master bedroom with a walk-in closet, an en-suite bathroom (bathtub, toilet) and a second terrace, a utility room, a guest toilet, and an entrance hall with a built-in wardrobe. The upper floor includes a spacious bedroom and a large bathroom (walk-in closet, **massage bath**, toilet).

**Hardwood parquet floors**, tiles, automatic external blinds, central heating, washer, dryer, dishwasher, video entry phone. The apartment can be unfurnished. A **garage parking** space is included.