



## Apartment One-bedroom (2+kk)

Rented

53.3 m², Prague 2, Vinohrady, Moravská





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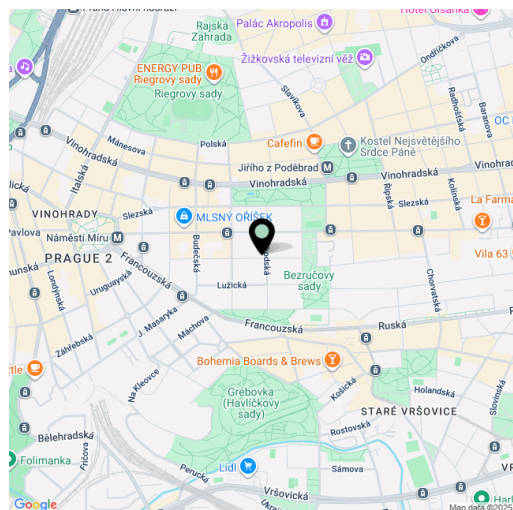
53.3 m², Prague 2, Vinohrady, Moravská

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| Total area       | 53 m²                                                                                         |
| Parking          | -                                                                                             |
| Cellar           | Yes                                                                                           |
| Service price    | Monthly deposit for services, water, and heating: CZK 3,500. Electricity is billed separately |
| PENB             | D                                                                                             |
| Reference number | 111106                                                                                        |
| Available from   | Immediately                                                                                   |

Elegant furnished apartment situated on the upper ground floor of a meticulously renovated Art Nouveau apartment building—Moravianna project—with a new elevator and preserved original details, on a quiet one-way street lined with trees. Set in an attractive, highly sought-after location in Vinohrady near the Bratři Čapků, Bezručovy Sady, and Svatopluka Čecha parks, and the metro station on Náměstí Míru (Peace Square), which is less than a 10-minute walk away. There is a tram stop nearby, and complete amenities and services are in close vicinity. Within easy reach of Grébovka Park, Jiřího z Poděbrady Square, and popular Riegrovy Sady Park.

The apartment features a living room with a fully fitted open plan kitchen, a bedroom with a closet including built-in wardrobes, a bathroom including a bathtub and toilet, and an entrance hall.

**Top-standard facilities and finishes, hardwood parquet floors, large-format tiles, high ceilings, security entry door, central heating, underfloor heating in the bathroom, high-standard sanitary ware, washer and dryer, dishwasher, induction stove top, microwave oven, alarm, video entry phone, cellar.**



\* 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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| 2+kk 53,3m <sup>2</sup>             |                                                       |
|-------------------------------------|-------------------------------------------------------|
| 1                                   | CHODBA 3,3 m <sup>2</sup>                             |
| 2                                   | OBÝVAČÍ POKOJ S KUCHYŇSKÝM KOUTEM 22,6 m <sup>2</sup> |
| 3                                   | POKOJ 22,5 m <sup>2</sup>                             |
| 4                                   | KOUPELNA S WC 4,9 m <sup>2</sup>                      |
| CELKOVÁ PLOCHA: 53,3 m <sup>2</sup> |                                                       |



1:80