



## Apartment Three-bedroom (4+kk)

Rented

170 m<sup>2</sup>, Prague 2, Vinohrady, Havlíčkovy sady





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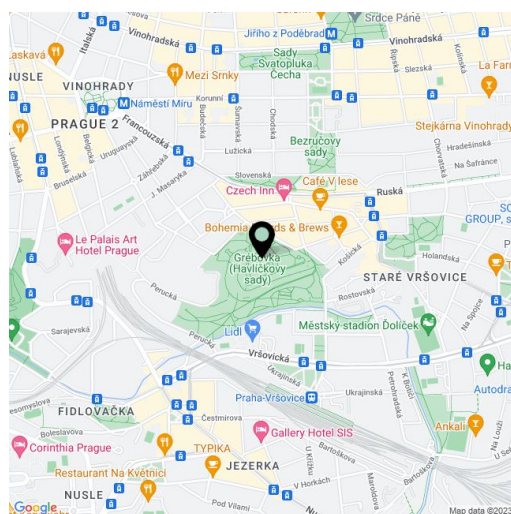
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|                  |                                         |
|------------------|-----------------------------------------|
| Total area       | 170 m <sup>2</sup>                      |
| Parking          | On-site garage parking space available. |
| Cellar           | Yes                                     |
| PENB             | G                                       |
| Reference number | 13195                                   |
| Available from   | Immediately                             |

**Comfortable 3-bedroom 2-bathroom split-level flat with a tiled patio and a small shared garden in a walled courtyard, situated on the ground floor in a completely renovated villa in an attractive location on the edge of the lush Havlíčkovy Sady Park with a nice children's playground. Full amenities within easy reach, convenient to public transportation - trams two blocks away, a ten minute walk to Náměstí Míru metro station.**

The ground floor features a fully fitted open plan kitchen, 49 m<sup>2</sup> living room with patio and garden access, a generous dining area, walk-in closet / storage room, boiler room, shower bathroom with sink and a guest toilet. On the first floor there is a gallery, a spacious master bedroom with lots of storage space, two more bedrooms, a large elegant bathroom with bath tub, walk-in shower, bidet and toilet, and laundry room.

Wooden and heated basalt tile floors, built-in wardrobes, security entry door, bars on downstairs windows, washer, dryer, dishwasher, satellite TV connection, ADSL Internet, security alarm, audio entry phone, cellar. On-site garage parking space included. Common building charges and deposit for utilities CZK 5000/month. Can be rented furnished or unfurnished.



\* 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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