



## Apartment Two-bedroom (3+kk)

Rented

113 m<sup>2</sup>, Prague 2, Vinohrady, Moravská





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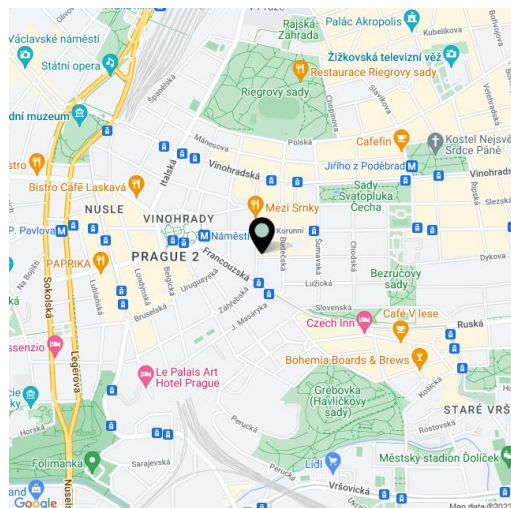
**Rented**113 m<sup>2</sup>, Prague 2, Vinohrady, Moravská

Total area	115 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	22205
Available from	Immediately

Partially furnished fully reconstructed 2-bedroom flat with a balcony, situated on the second floor of a renovated traditional building with a new lift. Located in a quiet street in the popular Vinohrady residential neighborhood, with Bezručovy Sady Park close by and full amenities incl. restaurants, sidewalk cafes, theaters, shops, clubs, etc. Quick public transportation connections, just one tram stop or a few min. walk from Náměstí Míru metro station, within walking distance of Wenceslas Square.

The interior features a spacious living room separated by a partition from a fully fitted high standard kitchen and dining area, two bedrooms facing the courtyard - one with a balcony, bathroom with bath tub, a separate toilet, walk-in closet / utility room, and a large central entry hall.

Preserved original details, high ceilings, solid wood parquet floors, tiles, heated floor in the bathroom and toilet, French windows, built-in storage, gas boiler, washer, dryer, Miele kitchen appliances, alarm, audio entry phone, cellar. Common building charges and water CZK 800/person/month. Deposit for gas and electricity will be transferred to the tenant (around CZK 4000/month).



\* 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.