



## Apartment Two-bedroom (3+kk)

Rented

175 m<sup>2</sup>, Prague 3, Žižkov, Řehořova

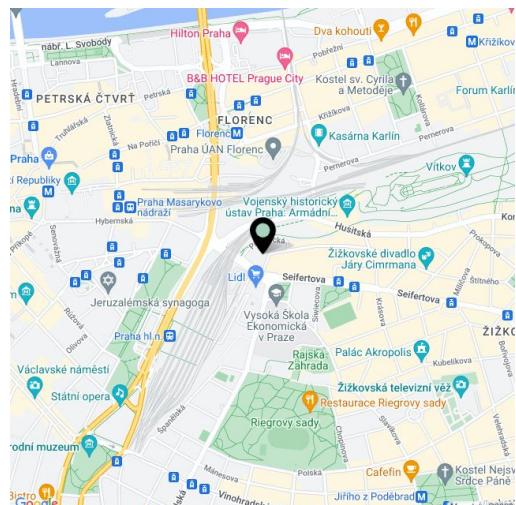




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Total area	183 m <sup>2</sup>
Floor area*	175 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	On-site garage for three cars.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24498
Available from	Immediately



\* 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.

**High standard, partly furnished 2-bedroom 2-bathroom designer flat with two balconies, on the third floor of a completely reconstructed classic building with a new lift. Conveniently located on a quiet street, just a short walk from the city center (one tram stop from Hlavní nádraží metro station), and close to the Vítkov and Parukářka parks. Just a two-minute walk from tram stops, a five-minute tram ride to the city center, Riegrovy sady park within walking distance. Design by the renowned Donlić architectural studio.**

With quality materials and finishes, the flat features a fully fitted open-plan kitchen with dining area and lots of storage space, an open living room with balcony access, two bedrooms with built-in wardrobes and shelves and en-suite bathrooms, one also with balcony access, a guest toilet, walk-in closet, and an open entry hall. Both balconies are facing the quiet courtyard.

Custom made furniture, high ceilings, wooden floors throughout, security entry door, recessed lighting, Miele appliances incl. washer and dryer, massage tub, alarm that can be connected to a security agency, shared courtyard and camera system in the building. On-site garage for up to three cars included. Common building charges and deposit for utilities are billed separately. Interior 175 m<sup>2</sup>, balconies 5 and 3 m<sup>2</sup>.