



## Apartment Two-bedroom (3+kk)

Rented

107 m<sup>2</sup>, Prague 2, Vinohrady, Šmilovského



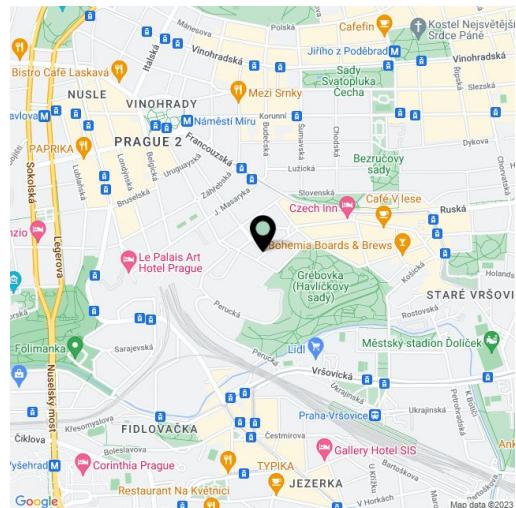


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|                  |   |
|------------------|---|
| Total area       | 121 m <sup>2</sup>  |
| Floor area*      | 107 m <sup>2</sup>  |
| Balcony          | 14 m <sup>2</sup>   |
| Parking          | -   |
| Cellar           | Yes   |
| Service price    | Deposit for services, water and internet CZK 3,000/month. Electricity - transfer to the tenant. |
| PENB             | D   |
| Reference number | 28785   |
| 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 premium, fully refurbished and furnished split-level attic apartment is situated on the 5th floor of a well-maintained renovated residential building with preserved original details and an elevator. Nicely located on a quiet street in a highly sought-after Vinohrady residential neighborhood, with full amenities within easy reach and excellent connections to the city center, one short tram stop to the Náměstí Míru metro station (line A).

The lower floor features a living room with a fully fitted open plan kitchen and access to the **balcony**, one bedroom, a bathroom with a bathtub and toilet, a guest toilet with a laundry area, and an entrance hall with storage space. The upper floor includes a landing suitable as a study, one bedroom with access to the **balcony**, a shower bathroom with a toilet, and a walk-in closet.

**Air-conditioning, harwood floors, tiles, floor heating, security entry door, built-in wardrobes, stairway night lighting, blackout blinds, outdoor blinds on the upper foor, washer, dishwasher, dryer, video entry phone, cellar.**