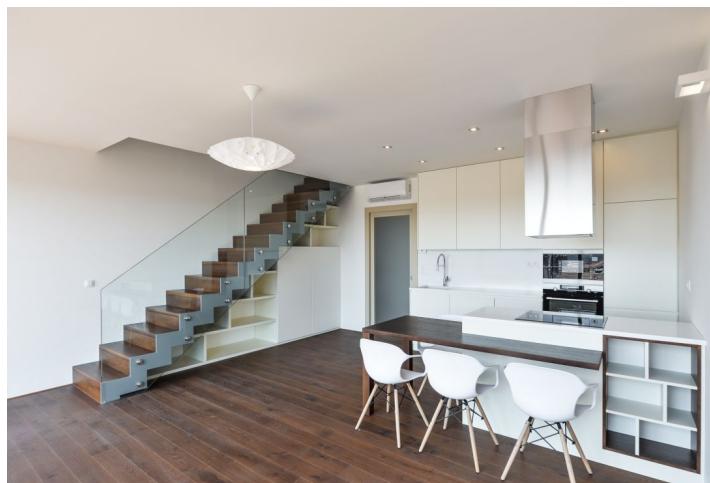




Apartment Two-bedroom (3+kk)

Rented

85 m², Prague 2, Vinohrady, Šmilovského



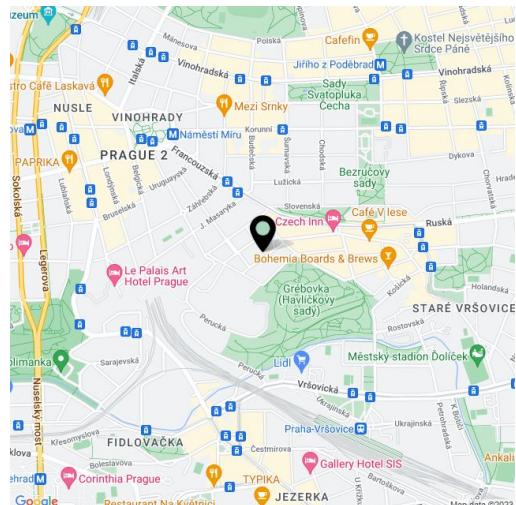


Apartment Two-bedroom (3+kk)

Rented

85 m², Prague 2, Vinohrady, Šmilovského

Total area	99 m ²
Floor area*	85 m ²
Terrace	14 m ²
Parking	-
Cellar	Yes
Service price	Monthly deposit for services CZK 1,000 for 1 person. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	30010
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.

Benefiting from close proximity to Havlíčkovy Sady Park and two terraces offering beautiful views of Prague, this high-quality, refurbished, air-conditioned 2-bedroom split-level attic apartment is situated on the 5th top floor of a well-maintained, renovated residential building with a lift and preserved original details. Nicely located on a quiet street in the 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 level features a living room with a fully fitted open plan kitchen and access to the **terrace**, a separate toilet with a bidet shower, and an entrance hall. The upper floor includes two bedrooms - one with **terrace** access, a bathroom with a bathtub and walk-in shower, and a separate toilet with a bidet shower.

Hardwood floors, tiles, security entry door, built-in wardrobes and storage, smart home control system, automatic exterior blinds, gas boiler, washer/dryer, dishwasher, induction cooktop, microwave oven, video entry phone, cellar.