



## Apartment Two-bedroom (3+1)

Rented

115 m<sup>2</sup>, Prague 2, Vinohrady, Vinohradská

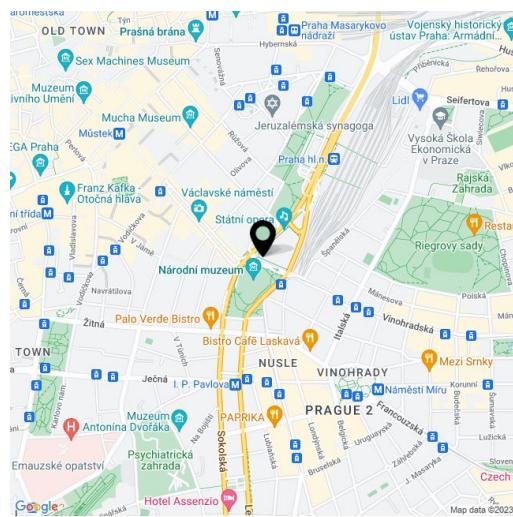




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Total area	115 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	32525
Available from	Immediately



\* 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.

This is a spacious 2-bedroom apartment that has undergone a full renovation, on the upper ground floor of a renovated traditional residential building. Well located in a trendy area in the popular Vinohrady neighborhood, right next to Jiřího z Poděbrad metro station, with very quick access to the city center, full amenities within easy reach, and a just few min. walk from the lovely Riegrovy sady park. The location boasts quality restaurants, cafes, bistros and the venue of the regular popular farmers' market.

Offering airy rooms and views of the green Svatopluka Čecha Park, the apartment features a south facing living room, two bedrooms facing the courtyard garden - one of them has an adjacent walk-in closet / study, plus a fully fitted eat-in kitchen. There is a bathroom incl. a bathtub with a shower screen and a toilet, an additional separate toilet, a walk-in closet / storage room, and a large entrance hall with built-in storage under the ceiling.

Preserved original details, high ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, independent gas boiler, dishwasher. Service charges and water bills: CZK 650/person/month. Gas and electricity will be transferred to the tenant.