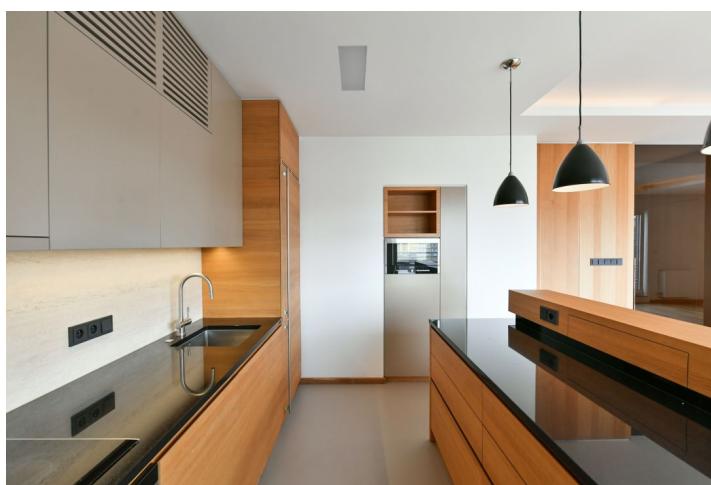




## Apartment Three-bedroom (4+kk)

Rented

106 m<sup>2</sup>, Prague 3, Vinohrady, Ondříčkova



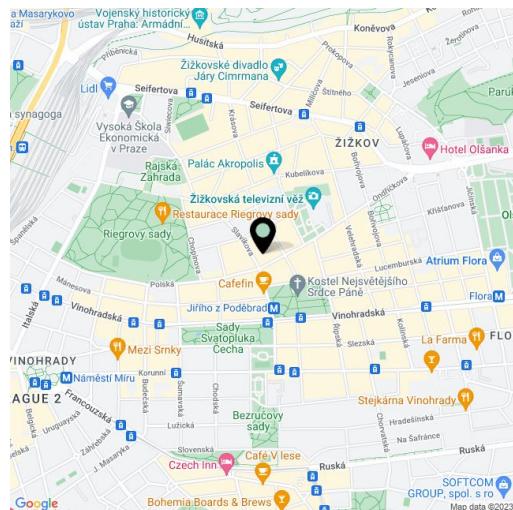


## Apartment Three-bedroom (4+kk)

Rented

106 m<sup>2</sup>, Prague 3, Vinohrady, Ondříčkova

|                  |                        |
|------------------|------------------------|
| Total area       | 136 m <sup>2</sup>     |
| Floor area*      | 106 m <sup>2</sup>     |
| Terrace          | 30 m <sup>2</sup>      |
| Parking          | Garage parking nearby. |
| Garage           | Yes                    |
| Cellar           | Yes                    |
| PENB             | G                      |
| Reference number | 38863                  |
| 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.

**Unique Vinohrady apartment.** This is a high standard, meticulously refurbished, semi furnished high standard 3-bedroom apartment with direct access from the lift, 2 terraces and direct views of a park and the Žižkov TV Tower. Situated on the 6th topmost floor of a well kept Functionalist building on the edge of the residential neighborhood of Vinohrady, right next to the Mahlerovy sady park. Popular residential location with full amenities within easy reach, a short walk from the Riegrové sady park and Jiřího z Poděbrad Square with a metro station, quality cafes and restaurants, trendy bistros and a regular farmers' market venue.

The sunny interior features a spacious living room with a travertine wall, a dining area, a fully fitted open plan kitchen and access to a 22 m<sup>2</sup> terrace, plus three bedrooms with built-in wardrobes - one with a smaller terrace and one with French windows facing the quiet courtyard, and one with a built-in TV. There is a bathroom including a bathtub, a walk-in shower, a toilet and a TV, a utility room, a guest toilet, and an entrance hall with a lot of built-in wardrobes and storage.

**High standard equipment and finishes, air-conditioning, hardwood floors, heated screed floors and natural stone tiling, tropical wood on the terraces, Venetian plaster, security entry door, exterior blinds operated by remote control in the living room, central heating, Siemens appliances, washer, dryer, dishwasher, microwave oven, alarm, cable and UPC TV connection, cellar, bike storage. Garage parking** is available 300 m from the building at CZK 2,500/space/month. Monthly deposit for service charges, water and heating: CZK 5,000. Electricity is billed separately. The apartment can be fully furnished at a higher rent.