



## Apartment Two-bedroom (3+kk)

96 m<sup>2</sup>, Prague 3, Vinohrady, Lucemburská

Rented





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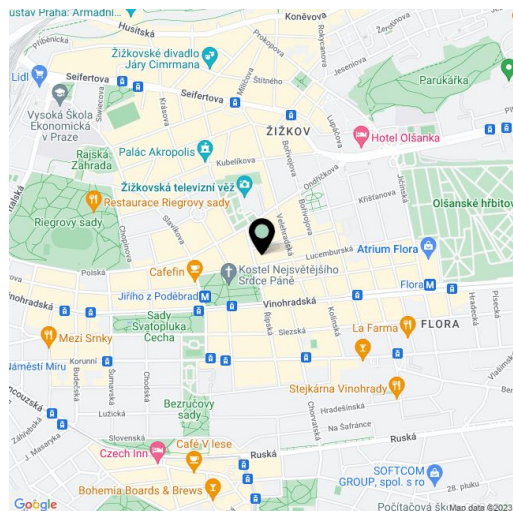
**Rented**96 m<sup>2</sup>, Prague 3, Vinohrady, Lucemburská

|                  |                   |
|------------------|-------------------|
| Total area       | 96 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 40880             |
| Available from   | Immediately       |

This fully refurbished unfurnished 2-bedroom apartment is on the second floor in a well kept traditional building with a new lift in a quiet tree lined street on the border of Vinohrady and Žižkov neighborhoods. Sought after location with complete amenities and services within easy reach and with very quick connection to the city center - a few min. walk from Jiřího z Poděbrad and Flora metro stations and Flora shopping mall, within walking distance of the Riegrový sady and Parukářka Parks.

The interior features a living room with a dining area and a fully fitted open plan kitchen, a master bedroom with a built-in wardrobe, a bedroom accessible from the living room, a shower bathroom, a separate toilet, a storage room, and an entrance hall.

New **solid wood parquet floors**, tiles, new gas boiler, washer, dryer, dishwasher, induction cooktop, fan oven, curtains, cable TV connection, **cellar**. Monthly deposit for service charges and water: 800 CZK/person/month. Gas and electricity will be transferred to the tenant.



\* 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.