



## Apartment One-bedroom (2+1)

Rented

74 m<sup>2</sup>, Prague 2, Vinohrady, Koperníkova





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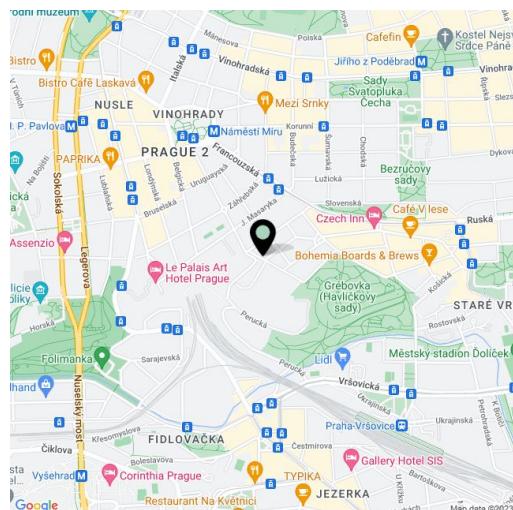
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Total area	76 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	41496
Available from	Immediately

This fully refurbished and furnished 1-bedroom apartment with a balcony is on the first floor of a well kept residential building with no lift. Centrally located on a quiet street in the sought after neighborhood of Královské Vinohrady (the Royal Vineyards), highly popular with the expat community. Location with very quick access to the city center, just a short walk (or one short tram stop) to Náměstí Míru Square with a metro station and multiple tram links. Dozens of fine restaurants, bistros, sidewalk cafes, and shops are in the area, with Havlíčkovy Sady park just down the street.

The apartment includes a living room with bookshelves, a built-in wardrobe and a **balcony** with views of the city, a fully fitted eat-in kitchen, and a bedroom with a built-in wardrobe and views of the courtyard. There is a shower room, a separate toilet, a utility room, and an entrance hall.

New windows, **solid wood parquet floors**, tiles, security entry door, gas boiler, heated floor in the bathroom, Hanák kitchen, washer / dryer, dishwasher, induction cooktop, microwave oven, sofaped, 10 m<sup>2</sup> **cellar**. Monthly deposit for service charges and water: CZK 800 for one person. Gas and electricity are billed separately (transfer 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.