



## Apartment Two-bedroom (3+kk)

60 m², Prague 2, Vinohrady, Perucká

Rented





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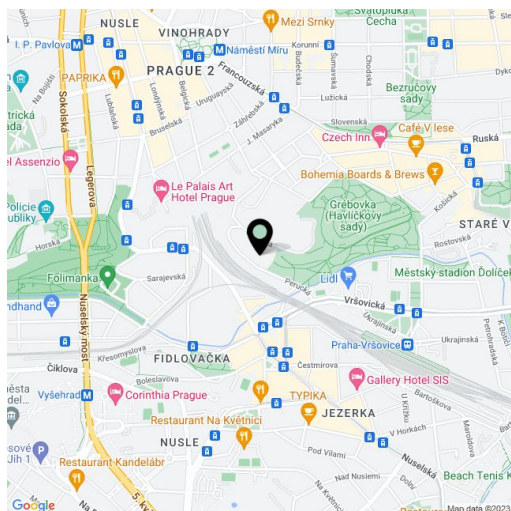
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|                  |                                                                                                                   |
|------------------|-------------------------------------------------------------------------------------------------------------------|
| Total area       | 84 m²                                                                                                             |
| Floor area*      | 60 m²                                                                                                             |
| Terrace          | 24 m²                                                                                                             |
| Parking          | Outdoor parking.                                                                                                  |
| Cellar           | Yes                                                                                                               |
| Service price    | Monthly deposit for services, water, and heating CZK 8,400for 4 persons. Electricity - transferred to the tenant. |
| PENB             | C                                                                                                                 |
| Reference number | 41972                                                                                                             |
| Available from   | Immediately                                                                                                       |

This renovated furnished air-conditioned 2-bathroom apartment with parking and access to a shared terrace is on the 3rd floor of the Depo Grébovka modern residence - a refurbished building with an elevator, reception, and fitness center. Situated on the edge of Vinohrady, a highly sought-after residential area close to the Grebovka and Folimanka parks. The drive to the city center takes less than 10 minutes by tram, and from the nearby Vršovice Train Station it's only a 5-minute ride to the Main Railway Station. Complete amenities are available within easy reach.

The interior features a living room with a fully fitted open plan kitchen and dining area, 2 bedrooms (each with a shower bathroom), a separate toilet, and an entrance hall.

**Air-conditioning, hardwood floors**, tiles, built-in storage, central heating, induction cooktop, washing machine, **cellar**, reserved 24 m² on the **shared terrace**, chip entry to the building, shared laundry room. An outdoor **parking space** on the plot is included.



\* 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.



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PŮDORIS JEDNOTKY

| ZÁKLADNÍ INFORMACE |                 |
|--------------------|-----------------|
| ID nemovitosti     | DG5402          |
| Vlastnictví        | osobní          |
| Dispozice          | 3+kk            |
| Podlaží            | 4/4             |
| Orientace          | JZ              |
| Typ budovy         | cihla           |
| Slav jednotky      | volný           |
| Slav při předání   | white wall      |
| Parkování          | parkovací stání |

| VYMĚRY            |         |
|-------------------|---------|
| 01 předstř        | 3,8 m²  |
| 02 WC             | 1,7 m²  |
| 03 koupelna       | 2,9 m²  |
| 04 koupelna       | 2,9 m²  |
| 05 pokoj          | 23,2 m² |
| 06 pokoj          | 11,6 m² |
| 07 pokoj          | 11,1 m² |
| Svislé konstrukce | 2,9 m²  |

|                  |          |
|------------------|----------|
| Podlahová plocha |          |
| Pochodí střecha  | 25,8 m²  |
| Parkovací stání  | 13,5 m²  |
| Sklepní kóje     | 2,9 m²   |
| Celková plocha   | 102,3 m² |