



## Apartment Three-bedroom (4+1)

Rented

160.8 m², Prague 2, Vinohrady, Nad Petruskou





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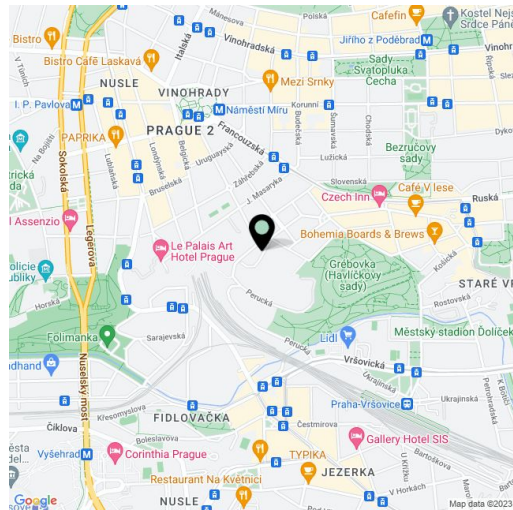
160.8 m², Prague 2, Vinohrady, Nad Petruskou

Total area	180 m²
Floor area*	161 m²
Terrace	19 m²
Garden	80 m²
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, garage, Internet, and garden maintenance: CZK 5,000. Gas and electricity are billed separately (transferred to the tenant).
PENB	G
Reference number	43291
Available from	Immediately

Boasting 2 terraces, a private garden, and a unique location near popular Havlíčkovy Sady Park, this 2-bathroom split-level apartment is situated on the ground/upper ground floor of a well-maintained residential building with an elevator, nicely located on a quiet street in the highly sought-after neighborhood of Vinohrady, with quick connections to the city center, within easy reach of the Náměstí Míru metro station (line A) and tram lines, with complete amenities and services in the area.

The upper floor includes a large living room with green views, a fully fitted kitchen separated by sliding doors, a bedroom with a fitted **walk-in closet**, an en-suite bathroom (bathtub, toilet) and a **terrace**, a separate toilet, and an entrance hall with built-in wardrobes. The lower level features a bedroom with a built-in wardrobe, a **terrace**, and access to the private part of the **garden**, a bedroom with a built-in wardrobe, a bathroom (corner bathtub, toilet), a storage room, and a circular staircase.

**Hardwood parquet floors**, tiles, gas boiler, washing machine, dryer, alarm. A **garage parking** space 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.