



## Apartment Two-bedroom (3+1)

Rented

120 m<sup>2</sup>, Prague 2, Vinohrady, Chopinova

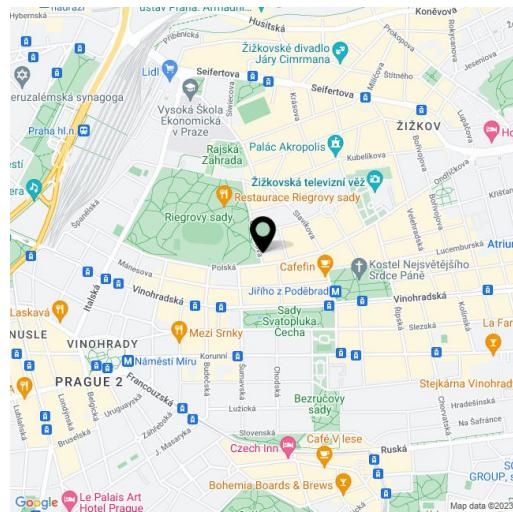




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<b>Total area</b>	122 m <sup>2</sup>
<b>Floor area*</b>	120 m <sup>2</sup>
<b>Balcony</b>	2 m <sup>2</sup>
<b>Parking</b>	Guarded parking possible close by at an extra cost.
<b>Cellar</b>	-
<b>PENB</b>	G
<b>Reference number</b>	5208
<b>Available from</b>	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.

**Newly refurbished flat with a balcony overlooking the Prague Castle panorama, on the 2nd floor in an Art Nouveau building with a lift. Located steps to Riegrovy Sady Park, a 5 minute walk from metro and trams.**

With preserved original details, the flat has a spacious central entry hall accessing all the rooms, fully fitted new eat-in kitchen with balcony facing the park, living room with a Dutch stove and bay window, bedrooms facing the courtyard garden, one with a walk-in closet, bathroom with bath tub, separate toilet, pantry, and a large walk-in closet/storage room.

UPC cable points for TV and the Internet in all rooms, telephone line, independent gas heating, parquet floors, renovated interior doors, security bar on entry door, washer, dishwasher, microwave. Shared courtyard garden with a pergola available. Monthly common building charges CZK 500/person/month. Utilities will be transferred to the tenant's name. Available from February 2016.