



## Apartment Two-bedroom (3+1)

€ 1 416 | CZK 35 000

100 m², Prague 2, Vinohrady, Na Smetance





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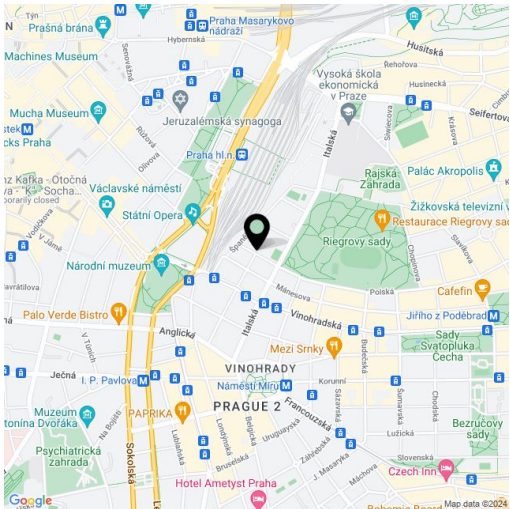
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|                  |                                                                                                                                           |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Total area       | 102 m²                                                                                                                                    |
| Floor area*      | 100 m²                                                                                                                                    |
| Balcony          | 2 m²                                                                                                                                      |
| Parking          | -                                                                                                                                         |
| Cellar           | -                                                                                                                                         |
| Service price    | Service charge, water, and heating CZK 7,600/month + VAT. Every other person CZK 1,500/month + VAT. Electricity - transfer to the tenant. |
| PENB             | G                                                                                                                                         |
| Reference number | 7291                                                                                                                                      |
| Available from   | Immediately                                                                                                                               |

Boasting plenty of preserved original features, this renovated 2-bedroom apartment with a balcony is situated on the top 4th floor of a newly completely reconstructed historic building with no elevator. An attractive residential part of Vinohrady, moments from Riegrovy Sady Park, and within walking distance of Wenceslas Square and all three lines of metro and full amenities.

The interior of the apartment features a central entrance hall, a living room with access to the balcony, a fully fitted eat-in kitchen with Miele appliances, two bedrooms, a bathroom with a bathtub, guest toilet, and a storage room/pantry.

High ceilings, large windows, double doors, parquet floors, decorative tiles, security entrance door, built-in kitchen appliances, dishwasher.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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### PŮDORYS 4.PATRA

