



## Apartment Two-bedroom (3+kk)

Rented

96 m<sup>2</sup>, Praha 3, Vinohrady, Kouřimská





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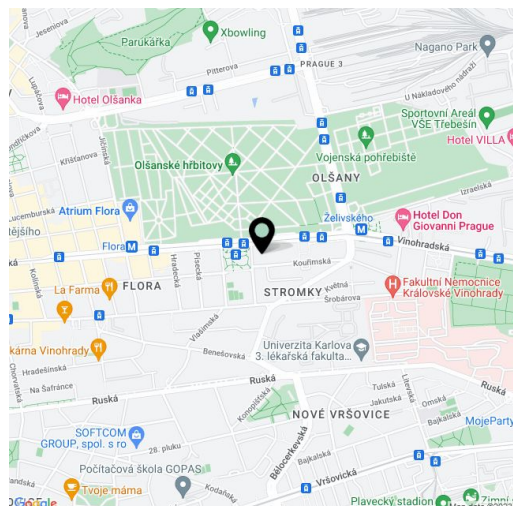
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Total area	104 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking nearby can be arranged.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26261
Available from	Immediately

**Bright fully refurbished and furnished 2-bedroom flat with 2 balconies on the first floor (south) in a well kept 1930's Functionalist style building, with lift and lots of greenery. Located in a traditional residential neighborhood on the border of Vinohrady and Vršovice districts, with full amenities nearby and quick access to the city center, just a few minute walk to Želivského metro station, and within walking distance of the Flora shopping mall.**

The interior features an air-conditioned living room with a fully fitted open kitchen and balcony access, master bedroom with balcony access, and study / second bedroom (accessible from the living room). There is bathroom with bathtub and double sink, a separate toilet, and a spacious entrance hall with built-in wardrobes.

Preserved original details, large new casement windows, solid wood parquet floors, tiles, security entry door, central heating, washing machine, dishwasher, microwave oven, cellar. Garage parking nearby can be arranged at an additional fee. Deposit for common building charges, water and utilities CZK 4000 per month. Electricity is paid separately.



\* 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.