



## Apartment Two-bedroom (3+1)

Rented

117 m<sup>2</sup>, Prague 3, Vinohrady, Řípská





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Total area	117 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32015
Available from	Immediately

This is a spacious, fully refurbished 2-bedroom apartment on the third floor of a traditional building without a lift, in a quiet street in the Vinohrady residential neighborhood popular with the expat community. Highly sought after location with full amenities within easy reach and with very quick access to the city center, just minutes to metro and trams at Jiřího z Poděbrad Square. The area offers ample shopping, quality restaurants, trendy bistros, cafes and bars, a regular farmers' market, and the Flora shopping mall is just one short tram stop away.

The airy interior features a fully fitted eat-in kitchen, a corner living room, two separate bedrooms, a bathroom including a bathtub, a walk-in shower and a toilet, a utility room, a storage room, an additional separate toilet, and a large entrance hall.

**Solid wood parquet floors**, large format tiles, large windows, high ceilings, security entry door, gas boiler, washing machine, new kitchen with appliances, dishwasher, microwave oven, **cellar**, shared balcony on the mezzanine floor of the building. Service charges CZK 650/per person/monthly. Utilities are billed 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.



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