

# Apartment Three-bedroom (4+kk)

110 m², Prague 2, Vinohrady, Italská

### Rented











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### svoboda Gwilliams | CHRISTIE'S



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| Total area      | 110 m <sup>2</sup>  |
|-----------------|---|
| Parking         | Garage parking space available.   |
| Garage          | Yes   |
| Cellar          | -   |
| Service price   | Fixed payment for services<br>EUR 200/month + VAT. Fixed<br>payment for utilities EUR<br>280/month + VAT. |
| PENB            | G   |
| Reference numbe | er 12657  |
| Available from  | Immediately   |

Live in an oasis in the city center—large swimming pool, lavish gardens, and a reception. Enjoy fashionable, comfortable, relaxed living while being just a short walk from the city center and a few blocks from wonderful Riegrovy Sady Park. This fully furnished split-level apartment with a balcony is on the 4th floor of a completely refurbished residence with an elevator, an outdoor pool during summer, a nicely landscaped common garden available for sports and children, a barbecue area, a security guard, and underground parking. Located just minutes from the Muzeum, Náměstí Míru, and I.P. Pavlova metro stations with multiple tram links, with a wide range of amenities in the immediate area.

The unit includes a living room with a fully fitted open plan kitchen and dining area, two bedrooms plus a third "gallery" bedroom, a bathroom, an additional separate toilet, and a **balcony**.

**Air-conditioning**, **hardwood floors**, tiles, security entry door, video entry phone, satellite TV, washer/dryer. Garage parking at EUR 400/month + VAT.

Franz, Kalka Franz, Kalka Otocná hlářa Veclavské náměst Státní opera Národní muzeum Palo Verde Bistro Národní muzeum Národní muzeum Národní muzeum Národní muzeum Národní muzeum Národní muzeum Nusce 

\* 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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