



87 m<sup>2</sup> Vinohradská, Praha 3 - Vinohrady Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)

+420 720 310 300

Order number	<b>N5065</b>	Price	<b>Leased</b>
Address	<b>Vinohradská, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchen</b>	Usable area	<b>87 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Floor area	<b>85 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Parking	<b>Yes</b>
Balcony	<b>2 m<sup>2</sup></b>	Cellar	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer for rent a beautiful and partly furnished apartment 3+1 with a living space of 85 sqm in a lucrative location in Prague Vinohrady. The apartment after complete reconstruction is situated on the 2nd floor of an apartment building with an elevator, part of which is a balcony facing the courtyard (2 sqm) and cellar. The apartment has new insulating and noise-proof windows that ensure absolute peace of mind.

Layout includes entrance hall, two bedrooms, lounge with dining table, living room, separate kitchen, bathroom with bathtub and separate toilet. There is a double bed in one of the bedrooms, a wardrobe and other storage areas are in the corridor.

The living room has a sofa bed with a TV. The kitchen is equipped with a gas stove, hood, hot-air oven, refrigerator with freezer and all utensils. Safety doors, soundproof windows, design lights, TV, washing machine. Parquet floor and tiles. There is also a cellar.

Excellent accessibility, tram and A-Flora metro station just 2 min. walk. Nearby are full civic amenities, many quality restaurants, shops and cafes. Atrium Flora Shopping Center, within walking distance of the primary and kindergarten, Jiřího z Lobkovic Square. Vinohrady is a popular location due to great transport accessibility to the city center.

Available immediately.