



Two-bedroom Apartment

136 m² Praha 2, Dudova

Price upon request



Layout Two-bedroom	Area 136.1 m²	Terrace 27 m²	Balcony 27 m²	Loggia 10 m²	Parking 2x parking_tent
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Furnished apartment + terrace from every room + fireplace + air conditioning + 2 bathrooms + 2 parking spaces for large cars in the garage + cellar + 24/7 security and reception + city center + Vinohrady district

Become the first tenants of an extraordinary and high-standard apartment in the Churchill Residence: a project of carefree living set in the environment of Vinohrady between the Rajska Zahrada, Rieger Gardens, and the Main Train Station. The location thus not only offers long moments for absolute relaxation but also very quick connections to any part of Prague including the airport.

Entering the apartment, a spacious hall serves as a gateway to all separate rooms: living room with kitchen, master bedroom, second bedroom or study, bathroom, and guest bathroom.

The central room here is a spacious and tastefully furnished living room with a dining area and a fully equipped kitchen, plus access to a long balcony or terrace overlooking the spired skyline of Prague. In the cozy bedroom, you will find not only a comfortable double bed, bedside tables, a custom-made wardrobe, but also access to a balcony with amazing views not only of greenery. The

Floor area	136.1 m ²
Terrace	27 m ²
Balcony	27 m ²
Loggia	10 m ²
Cellar	3.5 m ²
Floor	1
Elevator	Ano
Parking	2x parking_tent
Building energy rating	C

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apartment owners have intentionally left one room unfurnished to offer the possibility of its broader use by new tenants.

Most surfaces in the apartment are made of natural materials: the floors in the rooms and the hall are oak, the floors in both bathrooms feature large-format tiling, and the custom-made furniture is made from very high-quality materials. All rooms have air conditioning, and shading is provided by curtains or external blinds.

Summary of the spatial solution, equipment, and furnishings of the apartment:

Living room with dining area and kitchen: leather sofa ☒ wooden storage unit ☒ dining set for four people ☒ kitchen unit with built-in appliances: refrigerator, freezer, oven, microwave oven, dishwasher ☒ retractable extractor fan ☒ built-in electric grilling plate ☒ lockable bar ☒ bar seating ☒ TV ☒ electric maintenance-free fireplace

Main bedroom with double bed, nightstands, table, chair, TV, bookshelf, and large wardrobe ☒ second bedroom without furniture

Main bathroom with bathtub, toilet, bidet, and sink ☒ guest bathroom with toilet, shower, sink, and washer with dryer ☒ entrance hall with built-in cabinets and shoe rack

Balcony ☒ terrace ☒ 2x parking in the garage ☒ cellar

Available for immediate move-in, no pets, non-smokers. Included in the rent are 2 parking spaces in the garages and a separately lockable cellar. Monthly charges are CZK 13.300 + electricity in the apartment. For more information, please do not hesitate to contact us. Viewings are also possible on public holidays. We highly recommend a viewing.

VÁŠ MAKLÉR



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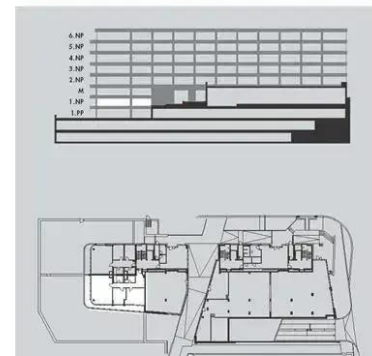
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| 3+kk | 128,8 m² |



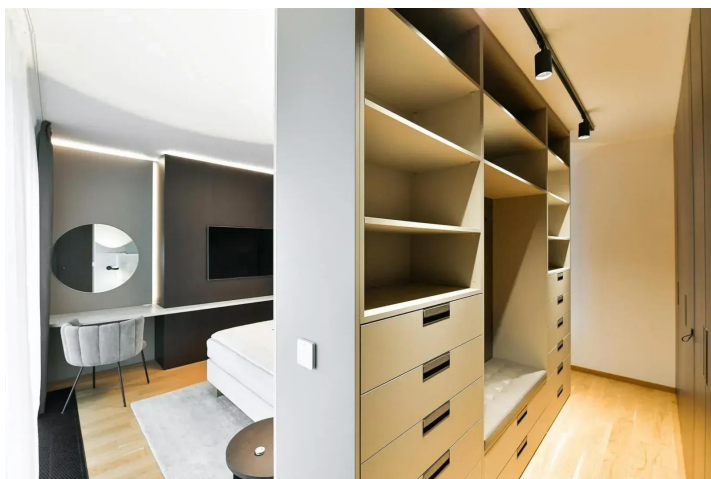
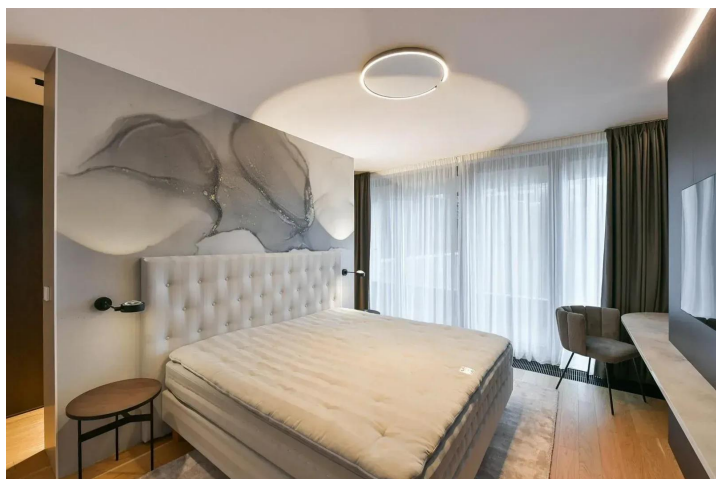
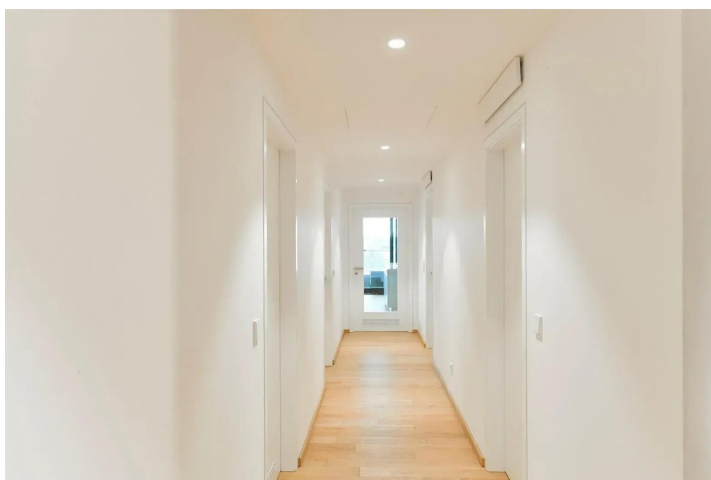
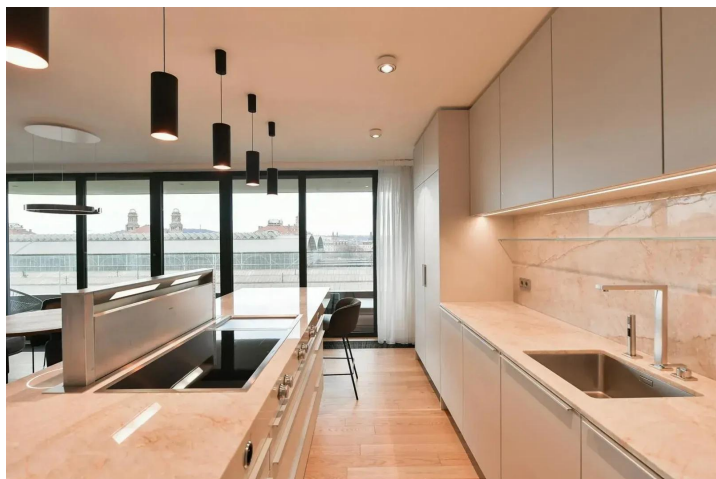
1	Hala Hall	19,4 m ²
2	Obývací pokoj + kuchyň Living room + kitchenette	50,0 m ²
3	Ložnice Master bedroom	25,3 m ²
4	Ložnice Second bedroom	16,8 m ²
5	Koupelna Bathroom with bath, WC, bidet	5,8 m ²
6	Koupelna Bathroom with shower, WC	5,1 m ²
UŽITNÁ PLOCHA OBYTNÉHO PROSTORU		122,4 m ²
PODLAHOVÁ PLOCHA OBYTNÉHO PROSTORU		128,8 m ²
+		
	Sklep Cellar	3,5 m ²
7	Balkon Balcony	26,5 m ²
8	Balkon Balcony	9,5 m ²
Parkovací stání 2x parking space in the garage		51,52



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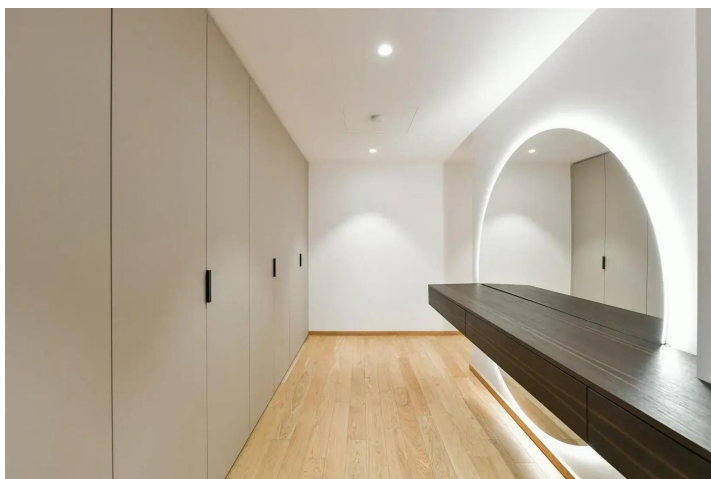
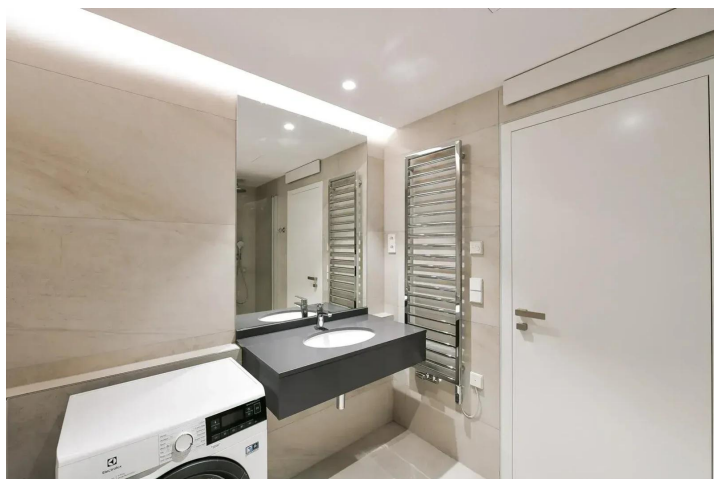
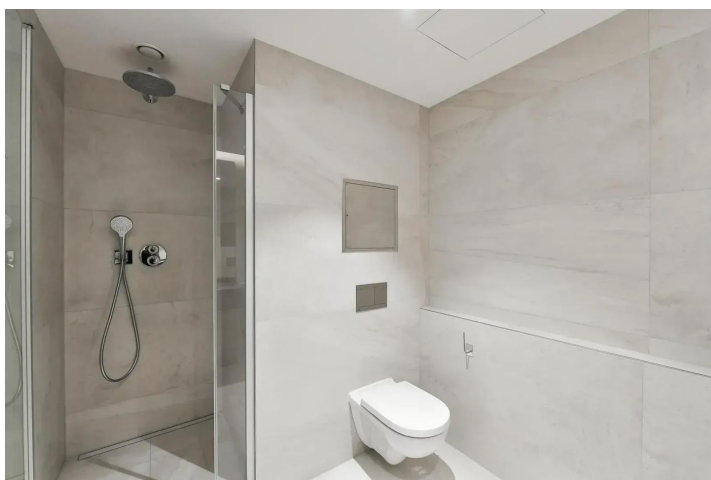
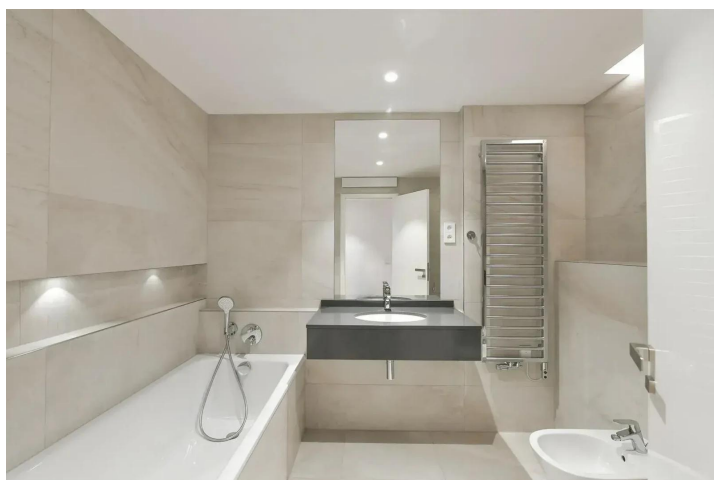
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