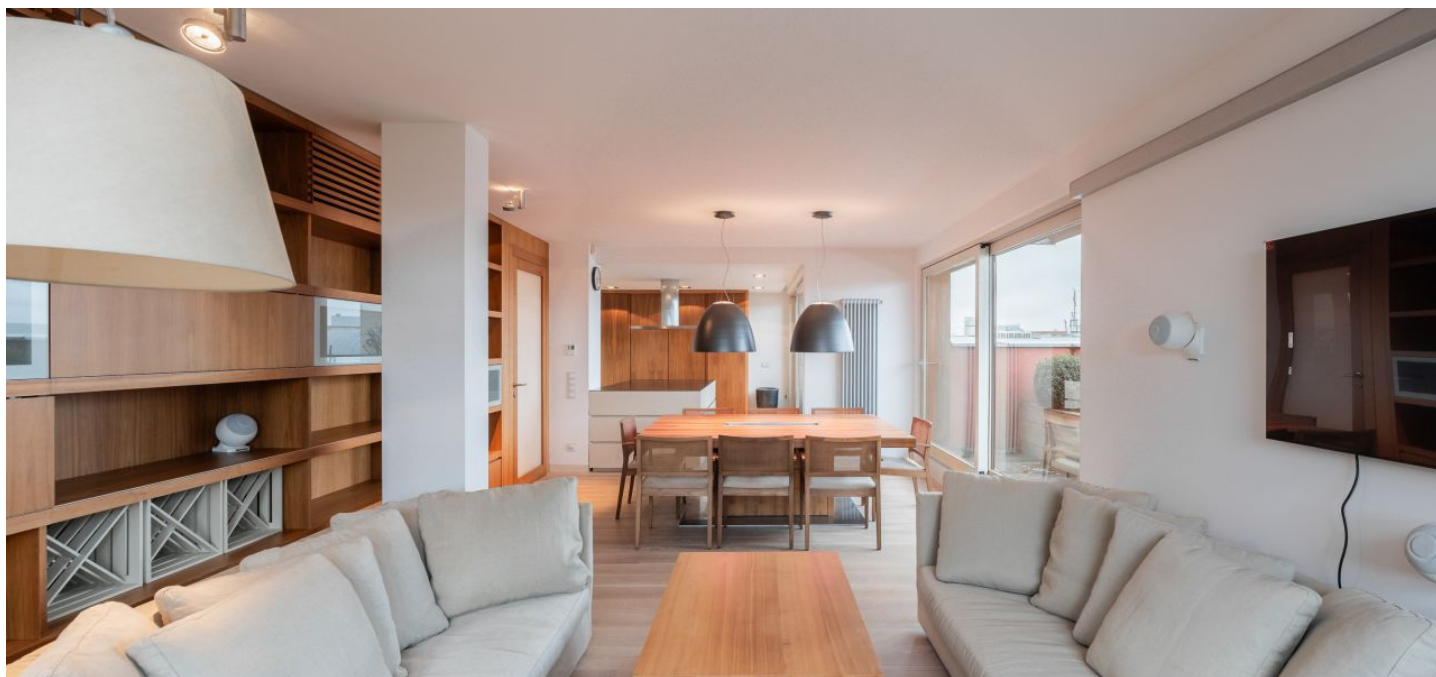




## Apartment Three-bedroom (4+kk)

€ 2 986 | CZK 75 000

165 m<sup>2</sup>, Prague 9, Vysočany, Paříkova





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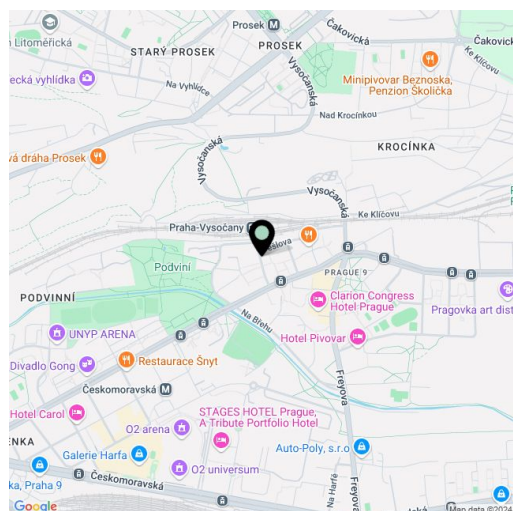
165 m<sup>2</sup>, Prague 9, Vysočany, Paříkova

Total area	245 m <sup>2</sup>
Floor area*	165 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	76 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges, water and heating: CZK 18,000. Electricity is billed separately.
PENB	C
Reference number	107167
Available from	01.02.2025

This completely furnished 3-bedroom 3-bathroom apartment with 2 terraces, a balcony and far-reaching views including the Prague Castle and Petřín Hill is on the 7th floor of the Rubeška 2 Residence, a modern building with a lift and a 24/7 reception in Vysočany, Prague 9, near a railway station. Located in close vicinity of the English College in Prague and a few min. walk from Podviní Park, in an area with full amenities and quick connections to the city center, just moments from the Vysočanská metro station and trams, within walking distance of the Fénix shopping mall.

The interior features a living room with a fully fitted open plan kitchen and a dining area, a master bedroom with built-in wardrobes and an open en-suite bathroom (bathtub, walk-in shower, bidet, toilet), a second bedroom with built-in wardrobes and an en-suite bathroom (bathtub, toilet), a study / guest bedroom with a **balcony**, a family bathroom (walk-in shower, toilet), a fitted **walk-in closet**, and a spacious entrance hall with built-in wardrobes. The living room and two bedrooms have access to one of the **terraces**.

**Hardwood oak floors**, large format **marble tiling**, built-in wardrobes and storage, security entry door, central heating, underfloor heating in the bathrooms, **Miele** appliances, washer, dryer, **Minotti** Italian kitchen, stone kitchen counter top, dishwasher, induction stove top, steam oven, coffee maker, two refrigerators with freezers, TV, alarm. A separate **garage parking** space is available at CZK 5,000/month.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.