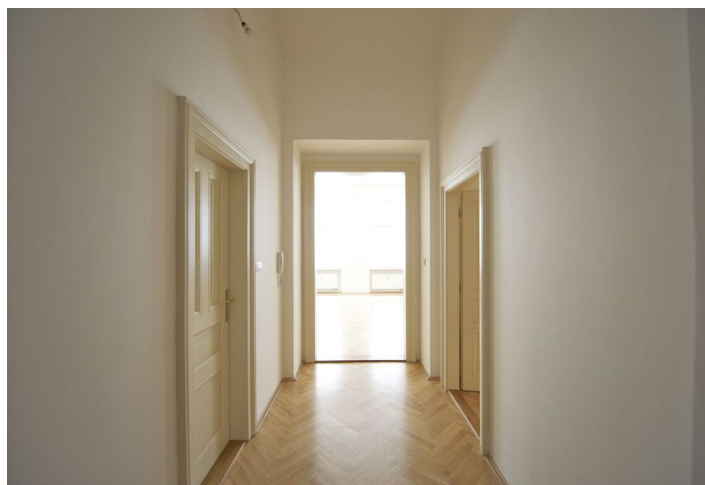




Apartment Two-bedroom (3+1)

117 m², Prague 2, Vinohrady, Balbinova

€ 343 990 | CZK 8 500 000





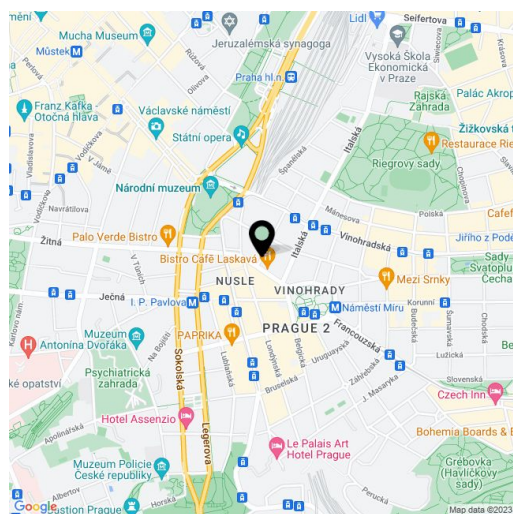
Apartment Two-bedroom (3+1)

€ 343 990 | CZK 8 500 000

117 m², Prague 2, Vinohrady, Balbinova

Total area	117 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	10765

Spacious apartment situated on the 2nd floor in a completely reconstructed turn of the century building with lift in Prague 2, Vinohrady, few steps away from Wenceslas' Square. Well-proportioned living room (46 m²), fully equipped kitchen, bedroom, bathroom, walk-in closet with a small laundry, modern design with traditional lines, solid wood parquet flooring, central gas heating, intercom, satellite, cellar. Possibility to transform into a two bedroom apartment by a simple construction adjustment. Parking space in the building available for extra CZK 400.000. Currently leased for 5+5 years at CZK 30.000/mo, rental yield 4,2%. Interesting investment.



* 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.