



## Apartment One-bedroom (2+kk)

Sold

43 m<sup>2</sup>, Prague 2, Vinohrady, Balbínova



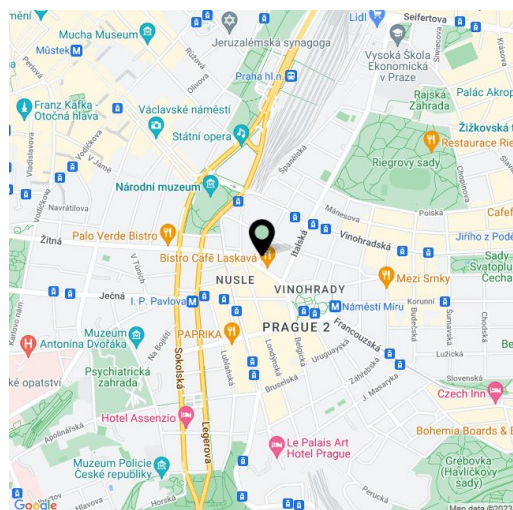


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<b>Total area</b>	45 m <sup>2</sup>
<b>Floor area*</b>	43 m <sup>2</sup>
<b>Balcony</b>	2 m <sup>2</sup>
<b>Parking</b>	-
<b>Cellar</b>	Yes
<b>Service price</b>	2 500 CZK monthly
<b>PENB</b>	G
<b>Reference number</b>	14310

Sunny, south-west oriented top floor split-level apartment overlooking the Prague panorama. The apartment is located in a newly constructed building, inside a spacious courtyard, connected to a renovated historic building. The apartment offers a bright living room with access to the balcony, one bedroom, bathroom and cellar. Amenities include fully equipped kitchen, washing machine, built-in wardrobes and other equipment, including plasma TV. Suitable investment as the apartment is rented for 17.500,- CZK / month. Possibility to take on a tenant with or without him. Ideal location in the center of Prague in the Vinohrady district, 5 min. walk to the Wenceslas Square, náměstí Míru Square or to the Riegerovy sady Park. All public amenities in the neighborhood: nursery, primary and secondary school, post office, cafes, shops, restaurants, supermarkets. Interior 42 m<sup>2</sup>, balcony 1.3 m<sup>2</sup> and cellar 1.7 m<sup>2</sup>.



\* 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.