



## Apartment Two-bedroom (3+kk)

Rented

94 m<sup>2</sup>, Prague 2, Vinohrady, Rybalkova





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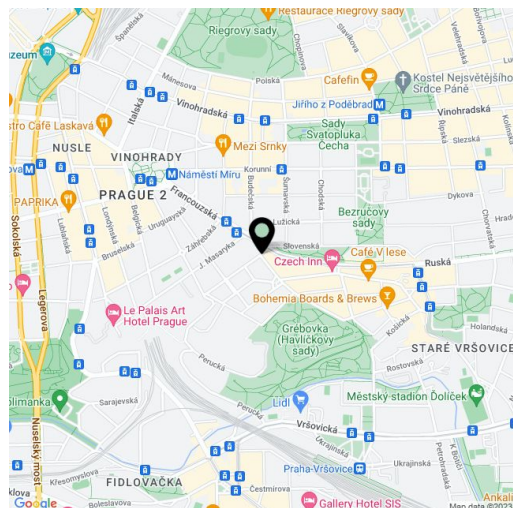
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<b>Total area</b>	98 m <sup>2</sup>
<b>Floor area*</b>	94 m <sup>2</sup>
<b>Balcony</b>	4 m <sup>2</sup>
<b>Parking</b>	One parking space in the courtyard available at CZK 3,500/month.
<b>Garage</b>	Yes
<b>Cellar</b>	Yes
<b>PENB</b>	C
<b>Reference number</b>	18098
<b>Available from</b>	Immediately

This high standard fully refurbished unfurnished 2-bedroom flat with a balcony offers direct views of the Havlíčkovy Sady Park. Situated on the 2nd floor of a completely newly renovated residential building with a lift, on the border of Vinohrady and Vršovice neighborhoods. Quiet location in the immediate vicinity of the park, with quick connections to the city center.

The interior features a comfortable living room with dining area and a fully fitted open plan kitchen, two bedrooms, bathroom with bath tub, toilet, walk-in closet, laundry room, and entry hall.

Preserved original details, solid wood parquet floors, tiles, wooden Euro windows, security entry door, built-in wardrobes, central heating, washer, dishwasher, satellite reception, data points, video entry phone. Camera system and pram storage in the building. Common building charges CZK 3500/persons/month, for 2 persons CZK 4000/month. Utilities are billed separately. Available from December 2021.



\* 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.



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