



## Apartment Four-bedroom (5+1)

Rented

220 m<sup>2</sup>, Prague 2, Vinohrady, Balbinova





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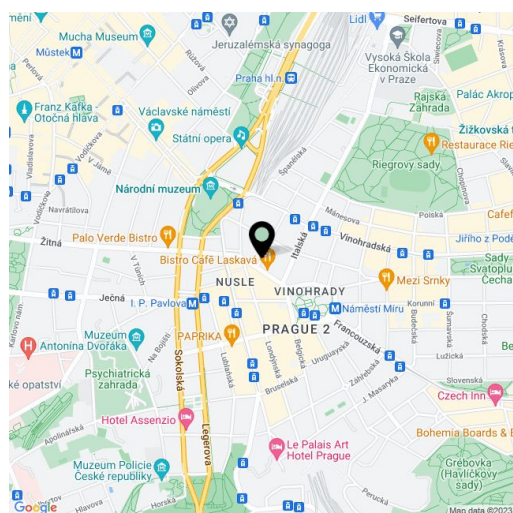
**Rented**220 m<sup>2</sup>, Prague 2, Vinohrady, Balbínova

Total area	220 m <sup>2</sup>
Parking	Garage parking spot included.
Garage	Yes
Cellar	-
PENB	G
Reference number	18440
Available from	Immediately

Boasting plenty of beautifully preserved original details, this fully reconstructed 4-bedroom, 3-bathroom apartment is situated on the second floor of a completely refurbished Neo-Renaissance style building with an elevator, preserved original details, and an impressive entrance area. Conveniently located in a highly sought-after residential neighborhood, on a quiet street just one block from lively Vinohradská Street and moments from the National Museum and Wenceslas Square with the Muzeum metro station. Complete amenities are available within easy reach.

The interior includes a large entrance hall, a living and dining room, a spacious fully fitted kitchen, three interconnected bedrooms (one walk-through, one with an en-suite bathroom with a shower & toilet, **one fully furnished with ebony furniture with mother of pearl inlay**), one more bedroom, two bathrooms (bathtub/bathtub & shower), two separate toilets, a utility room, and the back entrance to the apartment.

High quality materials and finishes, 3.6 m ceilings, large windows, renovated hardwood parquet floors, tiles, gas boiler, washer combined with a dryer, alarm, UPC cable. One garage parking space in nearby garages is included in the rent. Common building charges CZK 1,000/person/month. Gas and electricity will be transferred to the tenant.



\* 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.