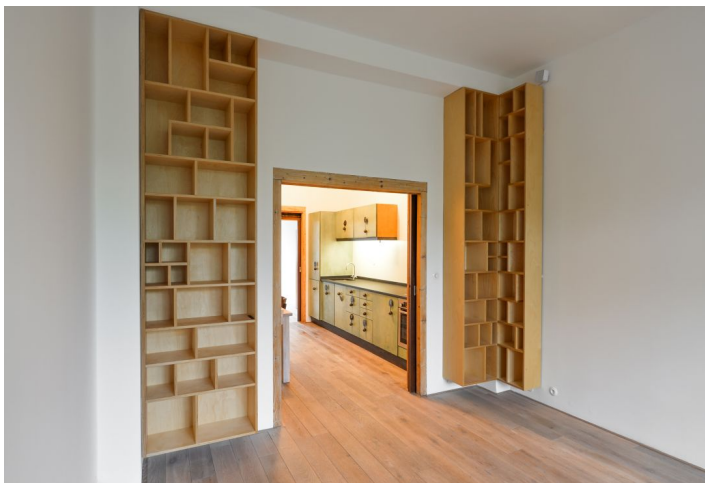




## Apartment Two-bedroom (3+1)

Rented

75 m<sup>2</sup>, Prague 10, Vršovice, Rybalkova





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Rented

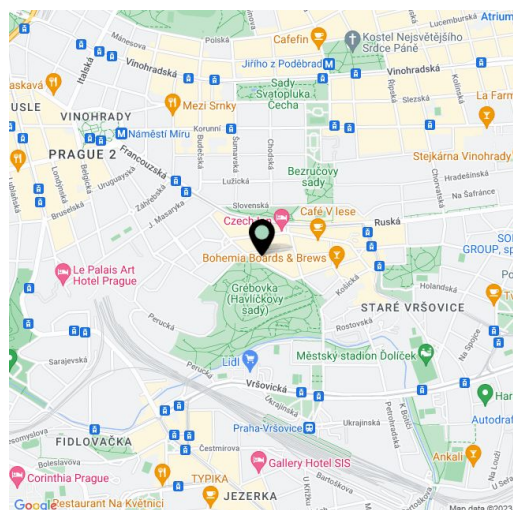
75 m<sup>2</sup>, Prague 10, Vršovice, Rybalkova

Total area	77 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	30365
Available from	Immediately

This charming, fully renovated, partly furnished 2-bedroom apartment with a balcony and wonderful views of Havlíčkovy Sady Park boasts an original interior design. It is situated on the second floor of a well-maintained renovated residential building from the 1930s that sits on a quiet street on the border of Vinohrady and Vršovice right next to a lovely park, with quick connections to the city center and full amenities within easy reach, and within walking distance of the Náměstí Míru metro station (line A).

The interior features a living room with a balcony facing the park, a fully fitted walk-through kitchen with a dining area, two separate bedrooms facing a quiet courtyard, a bathroom with a walk-in shower, a separate toilet, and an entrance hall.

Other features include preserved original details, high ceilings, large windows, **hardwood plank floors**, tiles, built-in wardrobes and storage, a security entry door, central heating, a dishwasher, shared bike/pram storage in the building, and an elevator. Service charges, water, and heating are CZK 4,500 per month for 2 persons. Electricity will be transferred to the tenant. Available from mid September 2022.



\* 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.