



## Apartment One-bedroom (2+kk)

Sold

62 m<sup>2</sup>, Prague 10, Vinohrady, Rybalkova





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|                  |                              |
|------------------|------------------------------|
| Total area       | 62 m <sup>2</sup>            |
| Parking          | On-site garage parking space |
| Garage           | Yes                          |
| Cellar           | -                            |
| Service price    | 2 800 CZK monthly            |
| PENB             | D                            |
| Reference number | 30954                        |

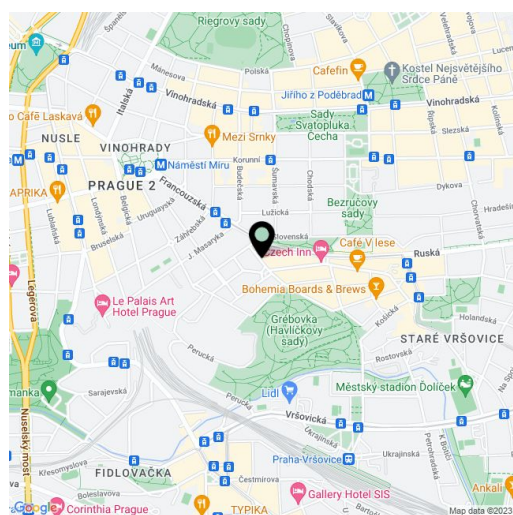
This apartment with a covered parking space is located on the 3rd floor of a classical Vinohrady apartment building with only 12 apartments and an elevator. It is located on a quiet street near a small square with an urban park, close to Grébovka Park and with perfect public transport accessibility.

Boasting a practical layout, it features a **southwest-facing** open plan living room with a kitchen, one bedroom facing the courtyard, a bathroom (with a bath), a separate toilet (with a bidet), and an entrance hall.

Features include **wooden floors** and **wooden windows**, a fully fitted kitchen with **Siemens appliances**, a security entrance door, a built-in wardrobe, a washing machine, and a dryer. The entrance to the building is via chip. A **parking space** in the courtyard is included in the purchase price.

The building is situated in a prestigious location in **Vinohrady** with complete civic amenities, excellent connections to the center, and landscaped tree-lined streets. The neighborhood offers many opportunities for good food, culture, and relaxation. The quiet one-way street is just a **short walk from Grébovka Park** and also near the Jan Masaryk tram stop. You can **walk to the Náměstí Míru** metro station in about 10 minutes.

Interior 61.98 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.



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M 1:100  
0 1 2 3 4 5



**BYT 31**

### DETAIL BYTU

|              |                      |
|--------------|----------------------|
| TYP BYTU:    | 2+KK                 |
| PODLAŽÍ:     | 3NP                  |
| PLOCHA BYTU: | 61,98 m <sup>2</sup> |

### PŘEHLED MÍSTNOSTÍ

|                     |                      |
|---------------------|----------------------|
| 3.01 PŘEDSÍŇ        | 9,47 m <sup>2</sup>  |
| 3.02 POKOJ          | 13,45 m <sup>2</sup> |
| 3.03 KOUPELNA       | 4,32 m <sup>2</sup>  |
| 3.04 WC             | 1,80 m <sup>2</sup>  |
| 3.05 OBYTNÝ PROSTOR | 32,94 m <sup>2</sup> |

