



## Apartment Two-bedroom (3+kk)

Rented

90 m<sup>2</sup>, Praha 2, Vinohrady, Balbínova





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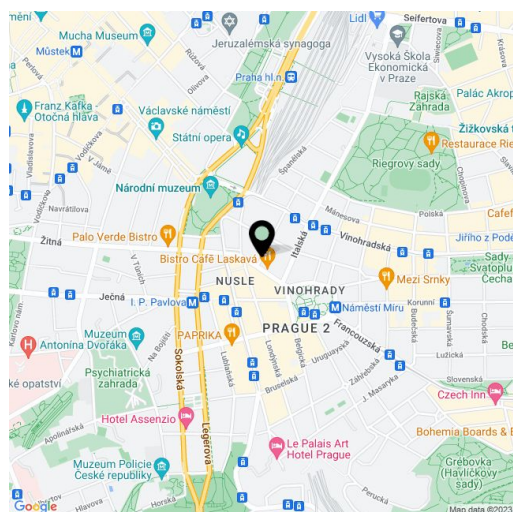
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Total area	90 m <sup>2</sup>
Parking	Garage parking nearby CZK 4000 per month.
Garage	Yes
Cellar	-
PENB	G
Reference number	31780
Available from	Immediately

This fully refurbished, architect designed 2-bedroom flat with a winter garden is on the second floor of a completely renovated Neo-Renaissance style building with a lift, preserved original details and an impressive entrance area. Conveniently located on a quiet street just one block from the lively Vinohradská Street, moments from the National Museum and Wenceslas Square with the Muzeum metro station.

The elegant interior includes a living room with a dining area and a fully fitted open plan kitchen, two bedrooms with built-in wardrobes, bathroom with a bathtub and a walk-in shower, a separate toilet, a storage room, an entrance hall, and a **winter garden** facing the green backyard.

High ceilings, large windows, renovated **solid wood parquet floors**, tiles, built-in storage, gas boiler, washer / dryer, dishwasher, UPC cable connection. Garage parking nearby (150m<sup>2</sup>) at CZK 4,000/month. Deposit for common building charges and water CZK 800/person/month. Gas and electricity are billed separately (transfer to the tenant). Available from April 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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