



## Apartment One-bedroom (2+kk)

Sold

56.3 m<sup>2</sup>, Praha 9, Vysočany, Paříkova





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Total area	61 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	garage parking place
Garage	Yes
Cellar	-
PENB	G
Reference number	32328

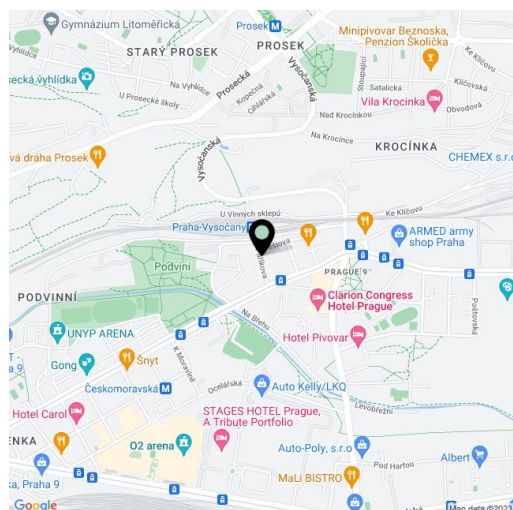
This apartment with a balcony is located on the 3rd floor of the modern Rubeška residential complex with elevators, a 24-hour reception, an underground garage, and landscaped greenery. The complex is set in a location with developed infrastructure and easy access.

The apartment is divided into a living room with a kitchen and a **sliding glass wall** with an adjoining **covered balcony**. There is also 1 bedroom, a bathroom (with a bathtub and 2 sinks), a guest toilet, and a foyer.

The facilities include **large-format Euro windows**, floating floors, and a complete kitchen with **AEG** appliances. Heating is central. The unit comes with a garage parking space. The complex has a non-stop reception and a large landscaped courtyard.

The place has excellent transport accessibility. The **Vysočanská** metro station (line B) and train station with direct and fast links to the city center are close to the building. Nearby, there is a café, a sweet shop, an international kindergarten, an English grammar school, a pharmacy, ATMs, a health center, and a large shopping center. The Podviní landscaped park along the Rokytka River, is just a few steps away.

Interior 60.5 m<sup>2</sup>, balcony 4.2 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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