



## Apartment Two-bedroom (3+1)

Rented

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





## Apartment Two-bedroom (3+1)

Rented

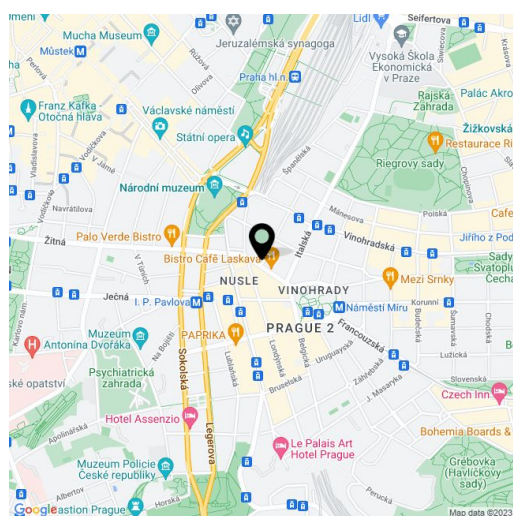
98 m<sup>2</sup>, Prague 2, Vinohrady, Balbinova

Total area	98 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	35540
Available from	Immediately

This is a completely newly refurbished 2-bedroom 2-bathroom apartment on the upper ground floor of a renovated residential building with preserved original details. Conveniently located in a highly sought after residential neighborhood, 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. Complete amenities are available within easy reach.

The airy interior features a fully fitted kitchen with a dining area, a living room, two separate bedrooms facing the quiet courtyard, each with an en-suite bathroom (bathtub / walk-in shower), a separate toilet, and an entrance hall with built-in wardrobes.

Preserved original details, high ceilings, **solid wood parquet floors**, large format tiles, security entry door, gas boiler, dishwasher, microwave oven, video entry phone, chip entry to the building. No lift. Service charges and water bills: CZK 700/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.