



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	59 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	40979

This bright apartment with a spacious balcony facing the courtyard is located on the 3rd floor of a maintained historic apartment building less than a 5-minute walk from Wenceslas Square.

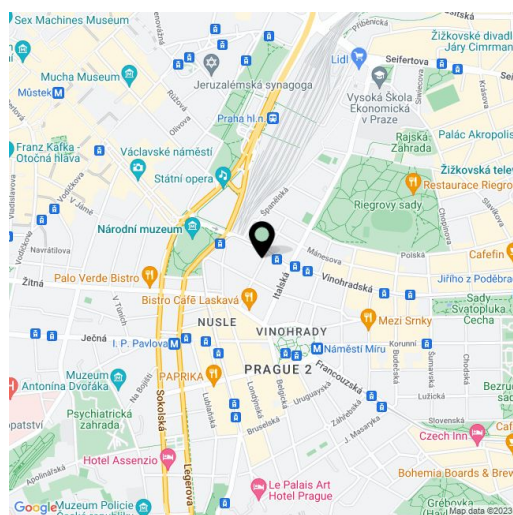
The apartment area is divided into a living room with a kitchen and dining room, a large bedroom, a bathroom (with a toilet, shower, sink, and connection for a washing machine), and a hallway. The bedroom has access to the **southeast-facing balcony** overlooking a landscaped courtyard with **mature trees**.

Floors are **parquet, wooden doors and windows**. The bedroom is **air-conditioned**. Central heating. The building with an elevator was completely renovated about 11 years ago. The unit comes with a **cellar**.

The building stands on a side one-way street near the **National Museum**. A tram stop is about a 2-minute walk away and the Muzeum transfer metro station is 6 minutes, also within walking distance is the Main Railway Station. Complete civic amenities in the neighborhood as well as a wide selection of restaurants and cafes. **Riegrový Sady Park** is nearby.

Interior 52.4 m<sup>2</sup>, balcony 6.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.