



## Apartment Two-bedroom (3+1)

Rented

130 m<sup>2</sup>, Prague 2, Vinohrady, Balbínova





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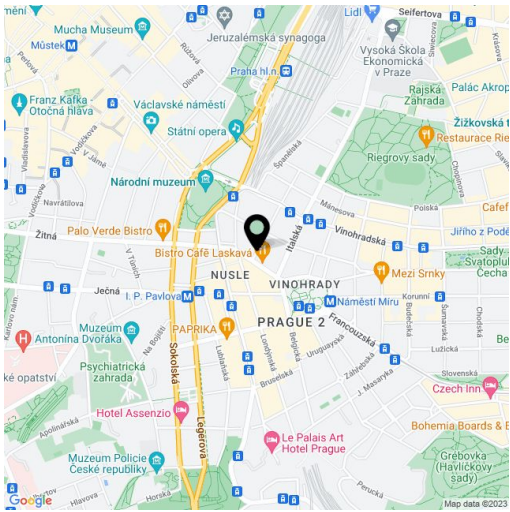
130 m², Prague 2, Vinohrady, Balbínova

Total area	130 m²
Parking	Garage parking available in the next door building.
Cellar	-
PENB	G
Reference number	4718
Available from	Immediately

Nicely refurbished, sunny 3rd floor 2-bedroom 2-bathroom flat with a balcony and nice views in a beautifully reconstructed Neo Renaissance style building from 1888 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, close to Riegrovy Sady Park, moments from the National Museum and Wenceslas Square with the Muzeum metro station.

The stylish interior consists of fully fitted eat-in kitchen, living room with balcony, master bedroom with en-suite shower bathroom with toilet, second bedroom connected to the living room via a double door, 2nd bathroom with a free standing bathtub, separate toilet, and a utility room.

Parquet and tile floors, high ceilings and spacious rooms, wardrobes in bedrooms, designer bathrooms, dishwasher, video entry phone, alarm, Internet and satellite connection. Garage parking nearby (150m²) at CZK 4,000/month. Utilities approx. CZK 5.000/mo.



\* 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.