



## Apartment Two-bedroom (3+kk)

Rented

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





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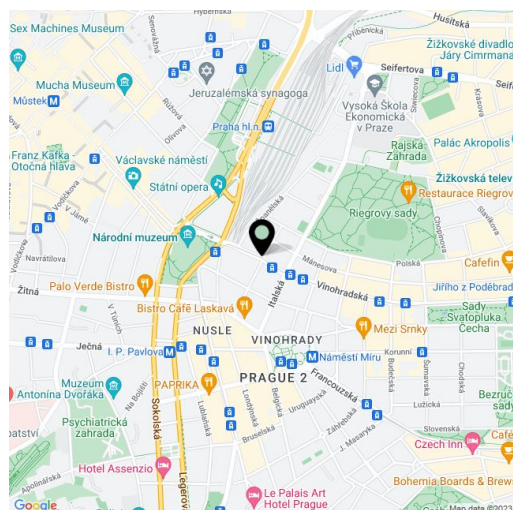
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|                  |                   |
|------------------|-------------------|
| Total area       | 85 m <sup>2</sup> |
| Floor area*      | 83 m <sup>2</sup> |
| Balcony          | 2 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 30893             |
| Available from   | Immediately       |

This is a meticulously refurbished, architect designed, high quality 2-bedroom apartment with a balcony. Situated 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, and within walking distance of the Riegrovy sady Park. Full amenities are available within easy reach.

The interior includes a living room with a dining area and a fully fitted open plan kitchen, two bedrooms - one has a built-in wardrobe and a **balcony** facing the courtyard garden, a bathroom with a bathtub, a walk-in shower and a toilet, a large walk-in closet / storage room, and an entrance hall with built-in wardrobes and storage.

**Heat recovery ventilation**, high quality materials and finishes, **smart home system**, storage under the hall ceiling, high ceilings, large triple glazed windows, renovated **solid wood parquet floors**, **Pandomo polished concrete floor**, security entry door, automatic roller blinds, gas boiler, central vacuum cleaner, washer / dryer, dishwasher, UPC cable. **Garage parking** is available nearby (150 m) at an additional fee. Deposit for service charges and water: CZK 1000/person/month. Gas and electricity are billed separately.



\* 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.