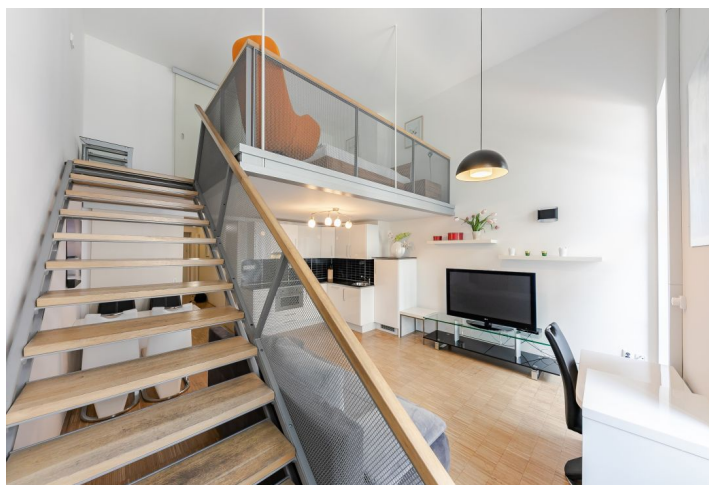




Apartment One-bedroom (2+kk)

Sold

55 m², Praha 2, Vinohrady, Balbínova





Apartment One-bedroom (2+kk)

Sold55 m², Praha 2, Vinohrady, Balbínova

Total area	57 m ²
Floor area*	55 m ²
Balcony	2 m ²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	36831

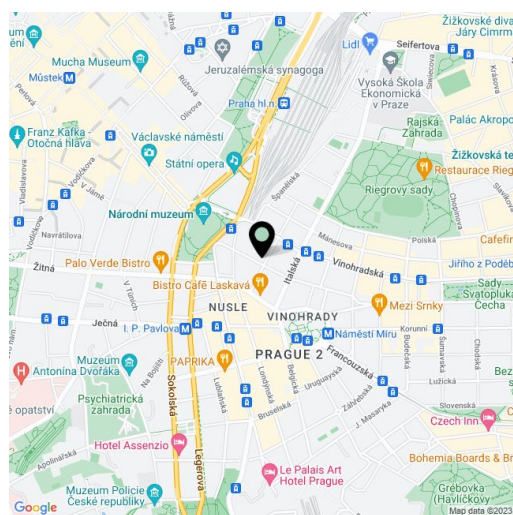
This air-conditioned duplex apartment with a balcony and a garage parking space is located on the 1st and 2nd floors of a carefully and modernly renovated apartment building in Vinohrady, on a side one-way street just a few steps from Náměstí Míru Square.

The entrance hall with a toilet is connected to an airy living room with high ceilings and large windows. The room is connected to the kitchen and a **balcony** facing **southeast** towards a quiet street. On the open gallery at the top of the apartment is a bedroom with a bathroom (bathtub with a shower screen, toilet, sink).

Amenities include **air-conditioning**, **wooden floors** and **wooden windows**, a complete kitchen unit, and a large built-in wardrobe at the entrance to the apartment. Heating is provided by a central boiler room in the building. The purchase price includes a **garage parking space** and a **cellar**. The building with an elevator has been completely reconstructed, which, while respecting the original architectural plan, gave it a fresh modern touch.

The building is located in the wider center, easily accessible from the center not only by tram and metro, but also on foot. The Náměstí Míru, Muzeum, and I. P. Pavlova metro stations are a few minutes' walk away. Nearby, there are grocery stores and other shops, restaurants, a post office, but also clubs, theaters, and the **National Museum**. The large **Riegrovy Sady Gardens** are a short walk away.

Interior 54.54 m², balcony approx. 2 m², cellar approx. 3 m².



* 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.