Apartment One-bedroom (2+kk)

Sold

56 m², Prague 10, Vršovice, Rybalkova

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Total area	56 m²
Parking	-
Cellar	-
PENB	G
Reference number	100955

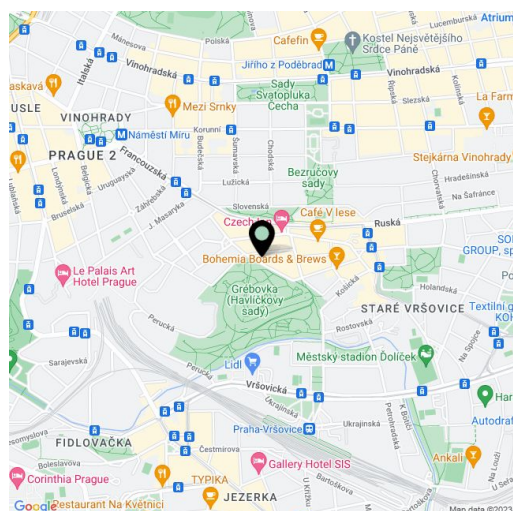***** Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

This south-facing one-bedroom apartment with large rooms and high ceilings is located on the ground floor of a classic brick apartment building directly facing Havlíčkový Sady Garden, which the windows of both rooms face.

The practical layout of the apartment on the elevated ground floor consists of a living room with a dining area and an open plan kitchen, 1 bedroom, a bathroom with a closet for a washing machine and dryer, a separate toilet, and a foyer.

Both the apartment and the building were renovated in 2009. The kitchen is fully equipped, and the apartment is made cozy by wooden floors and original casement windows with new seals. Heating is by a central gas boiler (boiler from 2019). Residents can use the **pram/bike room** and **the parking lot** in the courtyard of the building, accessible by chip.

An attractive location on the **border of Vinohrady and Vršovice**, on a quiet one-way street right next to **romantic Grébovka Park**. There are many cafes, restaurants, and shops in the immediate vicinity; excellent transport accessibility is provided by trams from the Vinohrady and Vršovice sides, the nearby Náměstí Míru metro station (line A), and a train station.

Floor area 56.1 m².

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Sold

Rybalkova

Byt 2+kk

1. NP

1	Pokoj	20,72 m²
2	Kuchyně	24 m²
3	Chodba	5,22 m²
4	Koupelna	4,36 m²
5	WC	1 m²
6	Komora	0,8 m²
Plocha celkem		**56,1 m²**