

## Apartment Studio (1+kk)

€ 456 239 | CZK 11 390 000

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



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Total area	53 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Terrace	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	107630

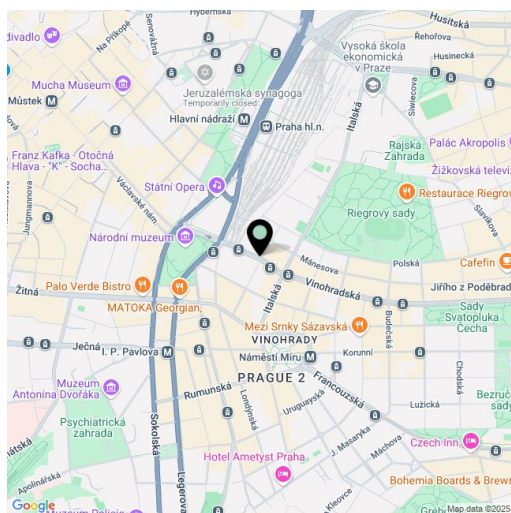
This northwest-facing apartment with a terrace and panoramic views is situated in the rooftop extension of a historic residential building, located on a quiet side street lined with mature trees. This prime area on the border of Vinohrady and New Town, right next to Riegrovy Sady Garden, offers everything needed for comfortable urban living.

The apartment consists of a living room with a kitchen and dining area, access to the **terrace**, a bathroom with a toilet, a storage room, and a mezzanine with a sleeping area and a small workspace and wardrobe.

The apartment was approved in 2004 and features **wooden Euro windows** with double glazing and **parquet floors**. Heating is provided by a gas boiler. The building is equipped with an **elevator**.

This prime location offers easy access to restaurants, bistros, cafés, shops, and medical services. A **covered parking** facility with a **charging station** is situated next to the building. Just a few steps away is the expansive **Riegrovy Sady Park**, as well as nearby tennis **courts** and an indoor **swimming pool**. Public transport is well-connected, with buses and the Italská tram stop within walking distance, along with the Hlavní nádraží metro station.

Floor area 49.9 m<sup>2</sup>, terrace 3.4 m<sup>2</sup>.



\* 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.