

## Apartment One-bedroom (2+kk)

Rented

67 m<sup>2</sup>, Prague 2, Vinohrady, Rubešova



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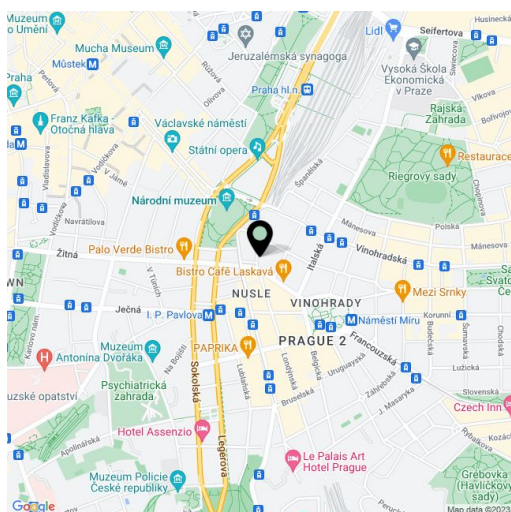
67 m<sup>2</sup>, Prague 2, Vinohrady, Rubešova

Total area	67 m <sup>2</sup>
Parking	One garage parking space at CZK 3000/month.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26145
Available from	Immediately

Benefiting from a central location right behind the National Museum and the Czech Radio building, this fully furnished 1-bedroom flat on the third floor of the modern residential project Rezidence u Muzea, with underground parking. Attractive location on the edge of the popular Vinohrady neighborhood just minutes from Wenceslas Square and Muzeum metro station (lines A and C), with full amenities in the immediate neighborhood.

The interior features one bedroom with built-in wardrobes, living room with a fully fitted open kitchen and dining area, bathroom with bathtub, a separate toilet, a **walk-in closet**, utility room, and entrance hall.

**Air-conditioning, oak floors, tiles, large windows, security entry door, automatic external blinds, induction cooktop, washer, dishwasher, TV, alarm, video entry phone, cellar, pram / bike storage in the building. One garage parking space available at CZK 3000/month. Deposit for service charges, water and heating CZK 5100/month. Electricity will be transferred to the tenant's name. Available from January 2022 or earlier after an agreement.**

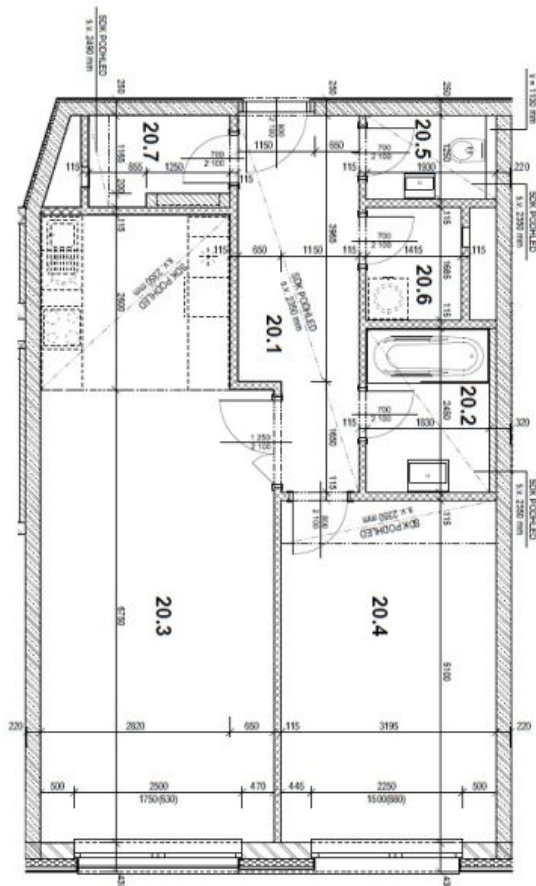


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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## TABULKA PLOCH:

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA cca (m <sup>2</sup> )
20.1	PŘEDSÍŇ	9.5
20.2	KOUPELNA	4.4
20.3	OBÝVACÍ POKOJ + KK	30.4
20.4	POKOJ	16.0
20.5	WC	2.1
20.6	KOMORA	2.3
20.7	KOMORA	2.5
<b>UŽITNÁ PLOCHA</b>		<b>67.2</b>

**Čistá podlahová plocha** byla upravená sá palivými prvkami přepážou (viz tabulka výšy). Šel: **72.5 m<sup>2</sup>**.

## LEGENDA MATERIÁLŮ:

- ŽELEZOBETONOVÉ KONSTRUKCE  
TL DLE VÝKRESU
- KERAMICKÉ ZDIVO,  
TL 240 mm
- KERAMICKÉ NOSNÉ ZDIVO AKUSTICKÉ,  
TL 250 mm
- KERAMICKÉ ZDIVO, TL 175 mm
- KERAMICKÉ PŘÍČKY, TL 115 mm
- KERAMICKÉ PŘÍČKY AKUSTICKÉ,  
TL 115 mm
- PLYNOSILIKÁTOVÉ PŘÍZDÍVKY,  
TL DLE VÝKRESU
- PLYNOSILIKÁTOVÉ PŘÍZDÍVKY,  
TL 150 mm, VÝŠKA DLE VÝKRESU
- TEPELNÁ IZOLACE TL DLE VÝKRESU