

Apartment One-bedroom (2+kk)

Rented

67 m², Prague 2, Vinohrady, Rubešova



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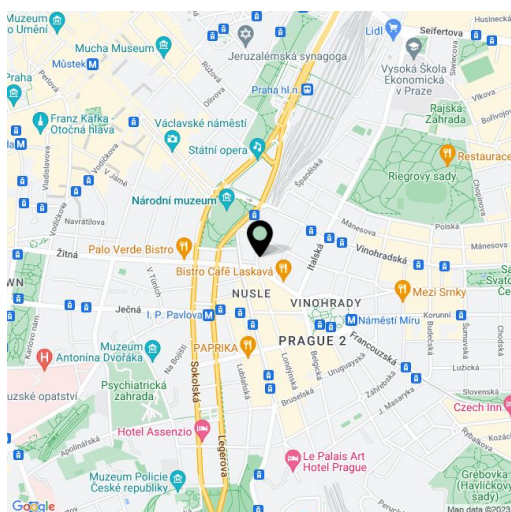
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Total area	67 m ²
Parking	One garage parking space at CZK 3000/month.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26145
Available from	Immediately

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.

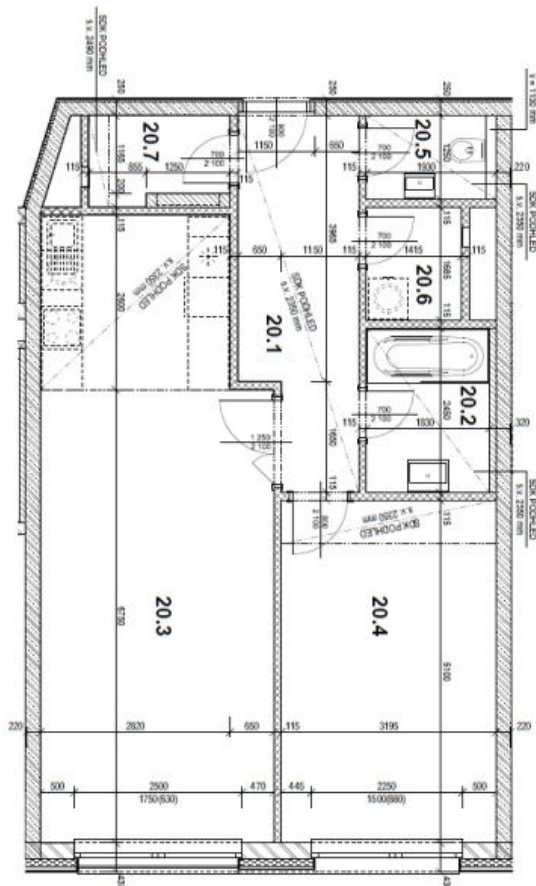


* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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TABULKA PLOCH:

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA cca (m ²)
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
UŽITNÁ PLOCHA		67.2

Celková podlahová plocha: 72.5 m², vyznačená čísla představují přibližnou (uvažovanou) výškovou úroveň č. 396/02/13 Sb.Ú, šálí 72.5 m².

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