

## Apartment One-bedroom (2+kk)

Rented

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



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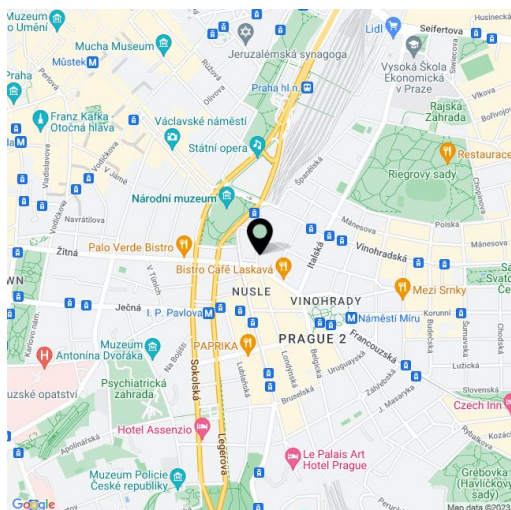
67 m<sup>2</sup>, Prague 2, Vinohrady, Rubešova

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.**

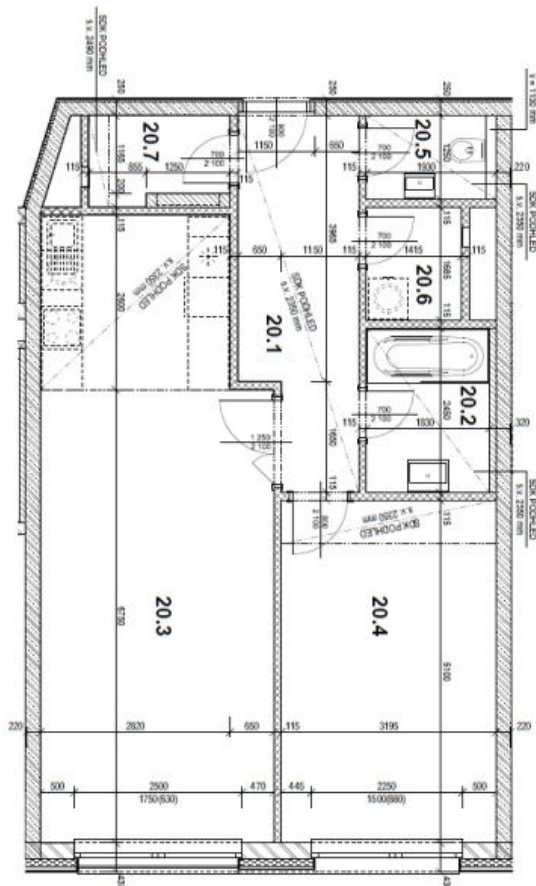


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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## TABULKA PLOCH:

ČÍSLO MÍSTN.	NAZEV 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
UŽITNÁ PLOCHA		67.2

Čistá plocha je včleněna do celkové plochy bytu, vypočítané dle platného právního předpisu (nařízení vlády č. 396/2013 Sb.), činí 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