

## Apartment Two-bedroom (3+kk)

Rented

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



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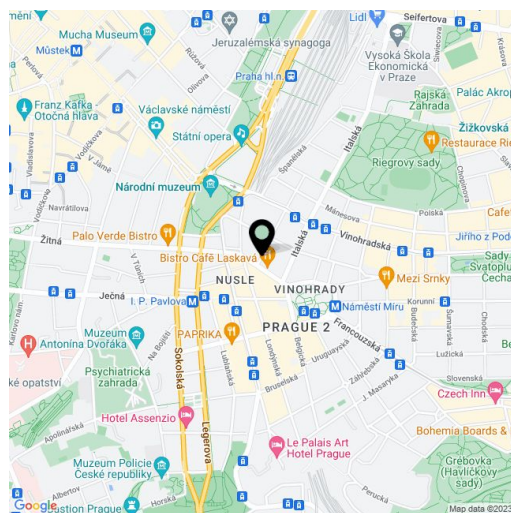
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Total area	94 m <sup>2</sup>
Parking	Garage parking is available nearby.
Garage	Yes
Cellar	-
PENB	G
Reference number	33834
Available from	Immediately

This renovated 2-bedroom 2-bathroom attic apartment with a balcony is on the fourth floor of a completely refurbished Neo-Renaissance style building with a lift, preserved original details and an impressive entrance area. Conveniently located in a highly sought after residential neighborhood, on a quiet street just one block from the lively Vinohradská Street, moments from the National Museum and Wenceslas Square with the Muzeum metro station. Complete amenities are available within easy reach.

The lower floor includes a living room with a fully fitted open plan kitchen, a shower room with a toilet, and an entrance hall with built-in wardrobes and storage. The upper floor features two bedrooms - one with a balcony overlooking the green back yard, a bathroom with a bathtub, and a separate toilet.

**Solid wood parquet floors**, wooden staircase, tiles, security entry door, gas boiler, dishwasher, basic kitchenware, alarm, UPC cable connection. **Garage parking** is available nearby (150 m) at an additional fee. Deposit for service charges and water is CZK 1000/person/month. Gas and electricity are billed separately (transfer to the tenant).



\* 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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