

## Apartment One-bedroom (2+kk)

Rented

44 m<sup>2</sup>, Prague 2, Vinohrady, Rybalkova



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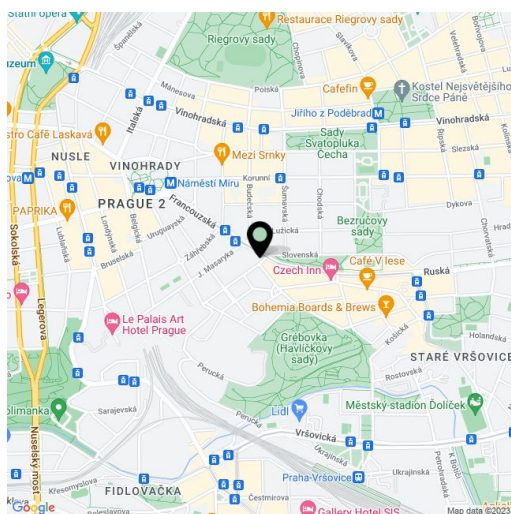
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Total area	44 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	36672
Available from	Immediately

Apartment near Havlíčkovy sady Park. This is an air-conditioned, fully furnished 1-bedroom apartment with garden access, situated on the ground floor of a completely refurbished residential building with preserved original details, a new lift and a common landscaped garden with a pergola and a shared hot tub. The building sits on a quiet street in the popular residential neighborhood of Vinohrady just steps from a lovely park, with quick connections to the city center and full amenities within easy reach, and within walking distance of the Náměstí Míru metro station (line A).

The interior features a living room with a fully fitted open plan kitchen, a bedroom with French windows and **direct access to the garden**, a shower room, a separate toilet, and an entrance hall.

**Air-conditioning, solid wood parquet floors**, ceramic tiling, security entry door, high ceilings, large windows, storage, central heating, washer / dryer, dishwasher, basic kitchenware, iron and ironing board, TV, video entry phone, alarm, chip card entry. Deposit for service charges and water: CZK 1000/person/month. Heating and electricity are billed separately.



\* 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.