

## Apartment One-bedroom (2+kk)

Sold

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



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Total area	44 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	36830

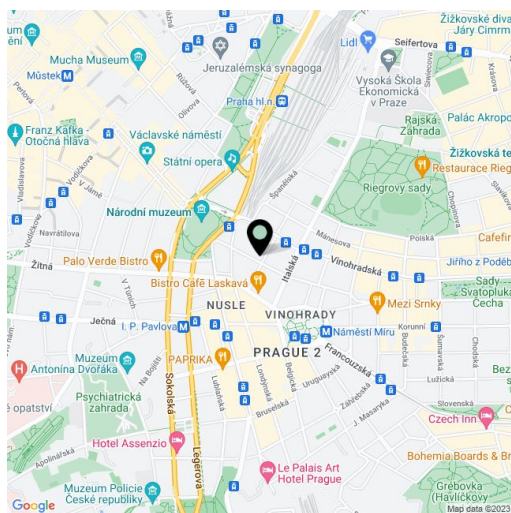
This cozy apartment with a balcony facing a quiet courtyard is located on the 3rd floor of a modern courtyard building adjacent to a reconstructed historic building, just a few steps from Naměstí Míru Square with all amenities.

The layout of the apartment consists of a bright living room with access to a balcony facing the courtyard, a bedroom with a window separated by a sliding glass wall, a spacious bathroom with a shower and toilet, and an entrance hall with storage space.

The equipment of the apartment includes an **air-conditioning unit**, wooden floors, large windows, a fully equipped kitchen, and spacious built-in wardrobes. Central heating. **The apartment comes with a cellar.**

An ideal location in the center of Prague in Royal Vinohrady, a 5 min. walk to **Wenceslas Square, Náměstí Míru, or Riegrovy sady Park**. All civic amenities on site: kindergartens, primary and secondary schools, a post office, cafes, shops, restaurants, supermarkets.

Interior 42.16 m<sup>2</sup>, balcony 1.7 m<sup>2</sup> and cellar 1.07 m<sup>2</sup>



\* 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.