

## Apartment One-bedroom (2+kk)

Sold

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



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Total area	61 m <sup>2</sup>
Parking	1 000 000
Garage	Yes
Cellar	Yes
Service price	3 660 CZK monthly
PENB	G
Reference number	38941

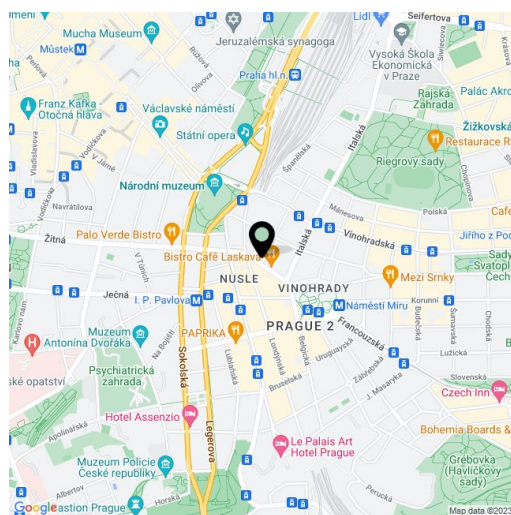
This duplex apartment with a garage parking space is part of a renovated classic brick building with an elevator in a sought-after, perfectly accessible location on the border of New Town and Vinohrady near Riegrovy Sady Park.

On the entrance level (the 1st floor of the building), there is an airy and bright living room with a kitchen, an entrance hall, and a toilet. The staircase leads to a gallery with an open plan bedroom and an adjoining bathroom, illuminated by a glass wall facing the entrance hall.

The floors are wooden and tiled; new wooden windows can be shaded with textile blinds. Security front door; central heating. The purchase price includes a parking space directly in the building and a cellar.

The building is located on a one-way side street near Míru and Wenceslas squares, in a neighborhood with a full spectrum of services. In the immediate vicinity are shops, restaurants, clubs, theaters, or the National Museum. A tram stop is a few steps away and a metro station (lines A and C) can also be reached on foot. The pleasant neighborhood with plenty of landscaped greenery, such as Riegrovy Sady Park, is within walking distance of the city center and the Museum metro transfer station, which you can get to through the recently revitalized Čelakovského Garden.

Interior 61.45 m<sup>2</sup>, cellar 1.69 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.