



## Apartment Two-bedroom (3+kk)

Rented

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





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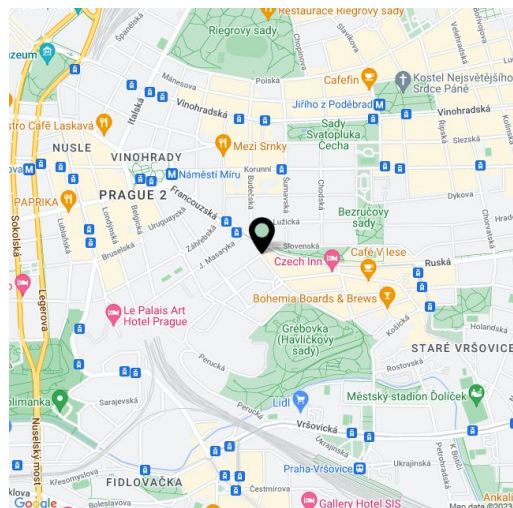
94 m², Prague 2, Vinohrady, Rybalkova

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| Total area       | 98 m²                                                            |
| Floor area*      | 94 m²                                                            |
| Balcony          | 4 m²                                                             |
| Parking          | One parking space in the courtyard available at CZK 3,500/month. |
| Garage           | Yes                                                              |
| Cellar           | Yes                                                              |
| PENB             | C                                                                |
| Reference number | 18098                                                            |
| Available from   | Immediately                                                      |

This high standard fully refurbished unfurnished 2-bedroom flat with a balcony offers direct views of the Havlíčkovy Sady Park. Situated on the 2nd floor of a completely newly renovated residential building with a lift, on the border of Vinohrady and Vršovice neighborhoods. Quiet location in the immediate vicinity of the park, with quick connections to the city center.

The interior features a comfortable living room with dining area and a fully fitted open plan kitchen, two bedrooms, bathroom with bath tub, toilet, walk-in closet, laundry room, and entry hall.

Preserved original details, solid wood parquet floors, tiles, wooden Euro windows, security entry door, built-in wardrobes, central heating, washer, dishwasher, satellite reception, data points, video entry phone. Camera system and pram storage in the building. Common building charges CZK 3500/persons/month, for 2 persons CZK 4000/month. Utilities are billed separately. Available from December 2021.



\* 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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|     |         |                    |
|-----|---------|--------------------|
| 6-B | balcony | 3.9 m <sup>2</sup> |
| s6  | cellar  | 3.6 m <sup>2</sup> |
| 1 x | parking | No. 4              |

| rooms            | m <sup>2</sup> |
|------------------|----------------|
| 6-01 living room | 24.1           |
| 6-02 kitchen     | 19.6           |
| 6-03 bedroom     | 15.5           |
| 6-04 bedroom     | 13.4           |
| 6-05 hall        | 11.3           |
| 6-06 wc          | 1.8            |
| 6-07 bathroom    | 4.9            |
| 6-08 wardrobe    | 2.5            |
| 6-09 laundry     | 1.0            |
| total floor area | <b>94.1</b>    |

total floor area

94.1 m2



v ybavení bytu  
built-in equipment

- kuchynská linka v. spotrebič / kitchen and appliances
- elektrická s. mrazník / fridge + freezer
- elektrická trouba / electric oven
- biakoví vana / dishwasher
- myčka riadu / dishwasher
- sviečky / lights
- fúkače / ventilátory / built-in ventilator
- pračka / washing machine

3rd floor

Flat No.

$$3 + 1$$


# RESIDENCE RYBALKOVA