



Apartment One-bedroom (2+kk)

Rented

67 m², Prague 2, Vinohrady, Rubešova





Apartment One-bedroom (2+kk)

Rented

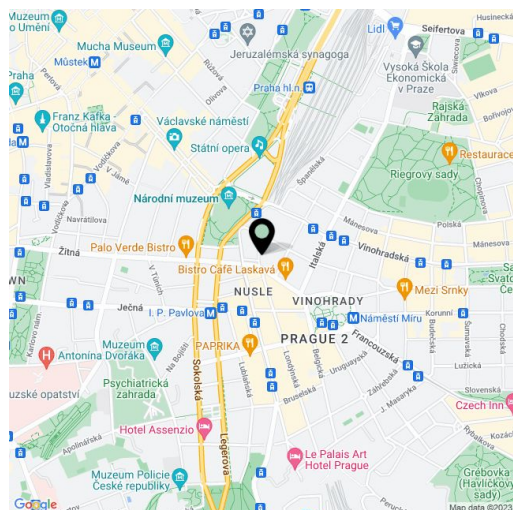
67 m², Prague 2, Vinohrady, Rubešova

Total area	67 m²
Parking	One garage parking space at CZK 3000/month.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26145
Available from	Immediately

Benefiting from a central location right behind the National Muzeum and the Czech Radio building, this fully furnished 1-bedroom flat on the third floor of the modern residential project Rezidence u Muzea, with underground parking. Attractive location on the edge of the popular Vinohrady neighborhood just minutes from Wenceslas Square and Muzeum metro station (lines A and C), with full amenities in the immediate neighborhood.

The interior features one bedroom with built-in wardrobes, living room with a fully fitted open kitchen and dining area, bathroom with bathtub, a separate toilet, a **walk-in closet**, utility room, and entrance hall.

Air-conditioning, oak floors, tiles, large windows, security entry door, automatic external blinds, induction cooktop, washer, dishwasher, TV, alarm, video entry phone, **cellar**, pram / bike storage in the building. One **garage parking** space available at CZK 3000/month. Deposit for service charges, water and heating CZK 5100/month. Electricity will be transferred to the tenant's name. Available from January 2022 or earlier after an agreement.



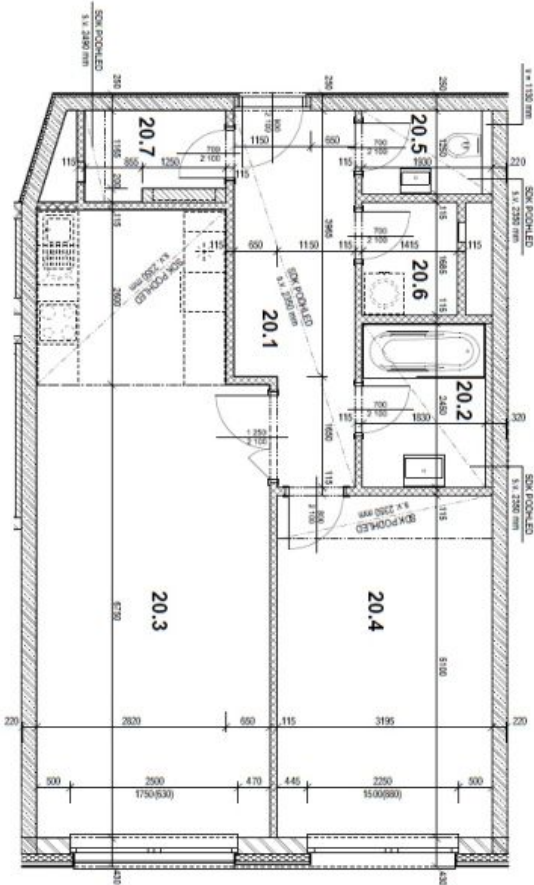
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment One-bedroom (2+kk)

67 m², Prague 2, Vinohrady, Rubešova

Rented



TABULKA PLOCH:

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA cca (m²)
20.1	PŘEDSÍŇ	9,5
20.2	KOUPELNA	4,4
20.3	OBÝVACÍ POKOJ + KK	30,4
20.4	POKOJ	16,0
20.5	WC	2,1
20.6	KOMORA	2,3
20.7	KOMORA	2,5

Užitná plocha 67,2 m², vypočtená dle platných předpisů (včetně výšky 2,99m/3,5m, 3m) 72,5 m².

LEGENDA MATERIÁLŮ:

- ŽELEZOBETONOVÉ KONSTRUKCE, TL DLE VÝKRESU
- KERAMICKÉ ZDIVO, TL 240 mm
- KERAMICKÉ NOSNÉ ZDIVO AKUSTICKÉ, TL 250 mm
- KERAMICKÉ ZDIVO, TL 175 mm
- KERAMICKÉ PŘÍČKY, TL 115 mm
- KERAMICKÉ PŘÍČKY AKUSTICKÉ, TL 115 mm
- PLYNOSILIKÁTOVÉ PŘÍZDŮVKY, TL DLE VÝKRESU
- PLYNOSILIKÁTOVÉ PŘÍZDŮVKY, TL 150 mm, VÝŠKA DLE VÝKRESU
- TEPELNÁ IZOLACE, TL DLE VÝKRESU