



## Apartment Two-bedroom (3+1)

Rented

75 m<sup>2</sup>, Prague 10, Vršovice, Rybalkova



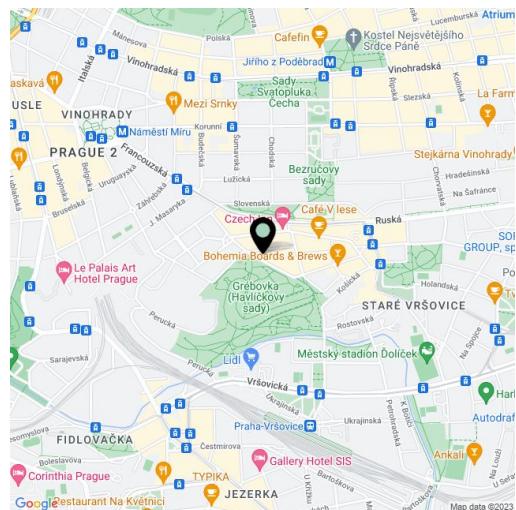


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Total area	77 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	30365
Available from	Immediately



\* 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.

This charming, fully renovated, partly furnished 2-bedroom apartment with a balcony and wonderful views of Havlíčkův Sady Park boasts an original interior design. It is situated on the second floor of a well-maintained renovated residential building from the 1930s that sits on a quiet street on the border of Vinohrady and Vršovice right next to 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 balcony facing the park, a fully fitted walk-through kitchen with a dining area, two separate bedrooms facing a quiet courtyard, a bathroom with a walk-in shower, a separate toilet, and an entrance hall.

Other features include preserved original details, high ceilings, large windows, **hardwood plank floors**, tiles, built-in wardrobes and storage, a security entry door, central heating, a dishwasher, shared bike/pram storage in the building, and an elevator. Service charges, water, and heating are CZK 4,500 per month for 2 persons. Electricity will be transferred to the tenant. Available from mid September 2022.