



## Apartment One-bedroom (2+kk)

Sold

56.3 m<sup>2</sup>, Prague 9, Vysočany, Paříkova



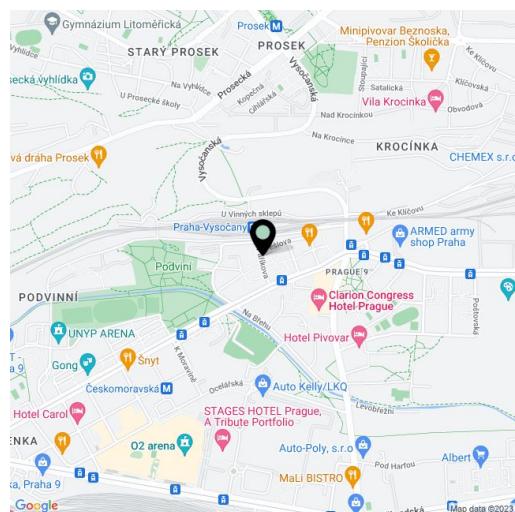


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Total area	61 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	garage parking place
Garage	Yes
Cellar	-
PENB	G
Reference number	32328



\* 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 apartment with a balcony is located on the 3rd floor of the modern Rubeška residential complex with elevators, a 24-hour reception, an underground garage, and landscaped greenery. The complex is set in a location with developed infrastructure and easy access.

The apartment is divided into a living room with a kitchen and a **sliding glass wall** with an adjoining **covered balcony**. There is also 1 bedroom, a bathroom (with a bathtub and 2 sinks), a guest toilet, and a foyer.

The facilities include **large-format Euro windows**, floating floors, and a complete kitchen with **AEG** appliances. Heating is central. The unit comes with a garage parking space. The complex has a non-stop reception and a large landscaped courtyard.

The place has excellent transport accessibility. The **Vysočanská** metro station (line B) and train station with direct and fast links to the city center are close to the building. Nearby, there is a café, a sweet shop, an international kindergarten, an English grammar school, a pharmacy, ATMs, a health center, and a large shopping center. The Podviní landscaped park along the Rokytká River, is just a few steps away.

Interior 60.5 m<sup>2</sup>, balcony 4.2 m<sup>2</sup>.



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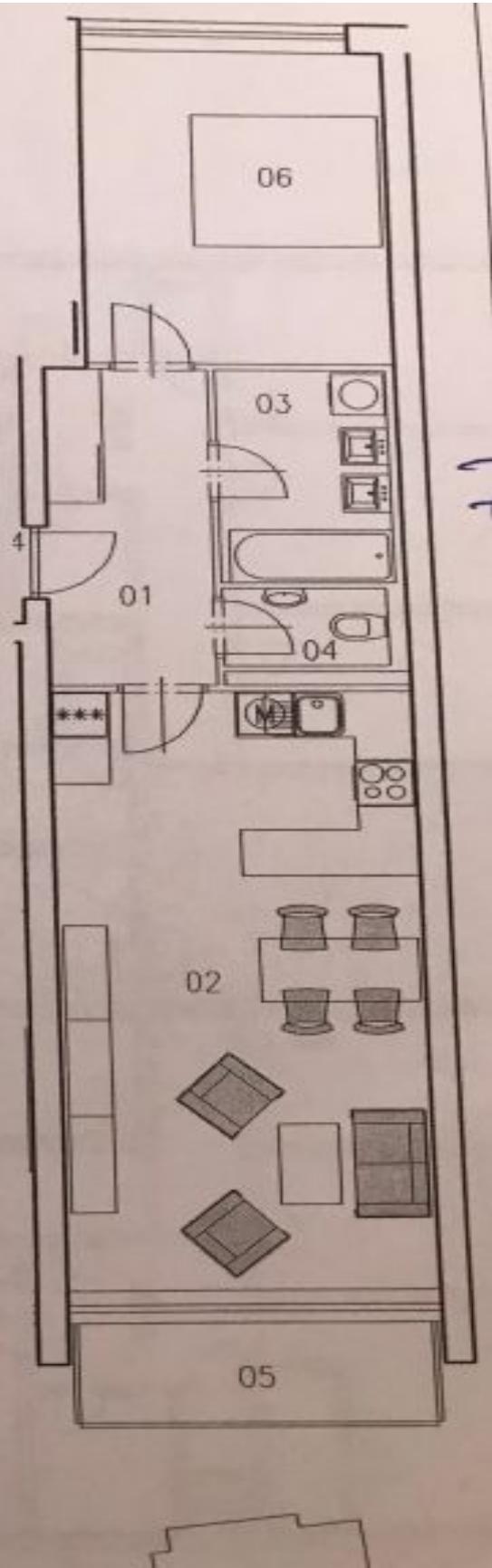
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# Rubeška

BYTOVÝ KOMPLEX RUBEŠKA II  
OBJEKT D

0 5



### D 3 - 204 - 704

2. – 7. NADZEMNÍ PODLAŽÍ

2 + KK

01	CHODBA	7,26	m <sup>2</sup>
02	POKOJ+KK	28,12	m <sup>2</sup>
03	KOUPELNA	5,15	m <sup>2</sup>
04	WC	1,73	m <sup>2</sup>
05	BALKON	4,20	m <sup>2</sup>
06	LOŽNICE	14,04	m <sup>2</sup>
<b>CELKEM</b>		<b>60,50</b>	<b>m<sup>2</sup></b>