



## Apartment One-bedroom (2+kk)

Sold

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

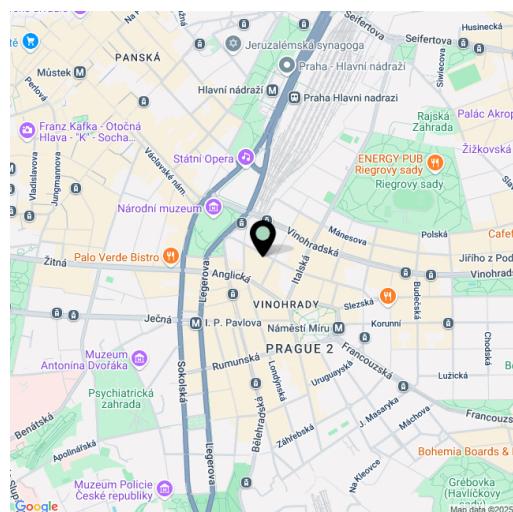




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Total area	55 m <sup>2</sup>
Parking	On-site garage parking
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	C
Reference number	38940



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This apartment with high ceilings, a nicely designed layout, and a parking space is in a renovated apartment building with an elevator and an underground garage. The historic building is located on a one-way side street on the border of Vinohrady and New Town, just a few minutes' walk from Wenceslas Square and Náměstí Míru Square.**

The layout of the 1st floor apartment consists of a living room with a kitchen and dining area, 1 bedroom (separated from the living room by a sliding frosted glass wall), an adjacent bathroom (with a bathtub and toilet), a separate toilet, and an entrance hall with a **work area**.

**Parquet floors;** windows are **wooden casement** with blinds. The kitchen is equipped with built-in appliances. The entrance door is security, and security is also ensured by a **videophone**. The purchase price includes a **garage parking space and a cellar storage unit**.

An excellent location in **Vinohrady**, within a short walking distance from the the **Muzeum** and **I.P. Pavlova** metro stations or several tram stops. There is an abundance of restaurants, cafes, and clubs in the vicinity, as well as a theater or the **National Museum**. The landscaped green areas in the **Čelakovského** and **Riegrovy Sady** parks make the area even more pleasant.

Floor area 54.8 m<sup>2</sup>, cellar 1.81 m<sup>2</sup>.