



## Apartment Two-bedroom (3+1)

105.6 m², Prague 2, Vinohrady, Rubešova

€ 564 549 | CZK 13 950 000





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|                  |        |
|------------------|--------|
| Total area       | 106 m² |
| Parking          | -      |
| Cellar           | Yes    |
| Reference number | 103544 |

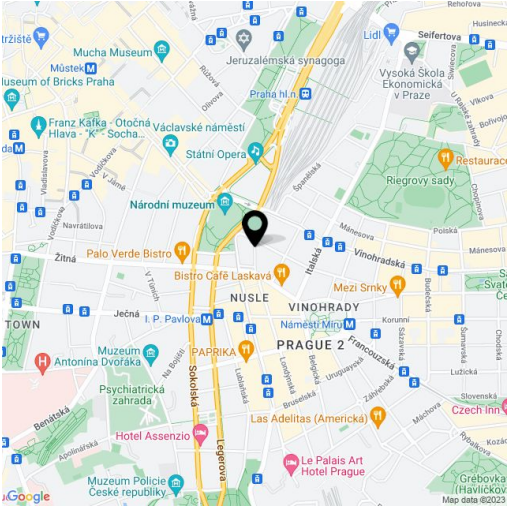
Southwest-facing one-hundred-meter apartment on the 4th floor of a corner apartment building with an elevator in a prestigious place located on the border of Vinohrady and New Town, in the immediate vicinity of Čelakovský Gardens and the National Museum.

The layout consists of a living room, a kitchen with a dining room, a pantry, 1 larger and 1 smaller bedroom, a storage room, an entrance hall, a utility room with a washing machine, a separate toilet, and a bathroom with a window, 2 sinks, a bathtub, and a shower. The living room and master bedroom are south-facing, and the kitchen and second bedroom are west-facing towards the courtyard.

The apartment **has been renovated**; floors are laminate and windows are original wooden. Heating is provided by a gas boiler. The kitchen is fully equipped, the apartment is also offered **fully furnished**. **Parking** is possible near the building in the zone for residents. It is also possible to rent a parking space in a nearby parking garage.

The neighborhood provides everything you need at your fingertips. There are shops, restaurants, cafes in the immediate vicinity, and it is close to the **National Museum** and the **Na Vinohradech Theater**. Tram stops and the Muzeum subway transfer station are also close-by, and you can quickly connect to the main road by car. The area is made even more pleasant by the recently **revitalized Čelakovského Gardens**. **Riegrový Sady Park** is a short walk away.

Floor area 105.6 m².



\* 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.