Apartment Two bedroom
86 m² Praha 10, Rybalkova

493 900 €

Layout		Area
Two bedroom		**86 m²**

We are offering for sale a cozy 3+1 apartment with a usable area around 90 sq.m. located on the 2nd above-ground floor of a well-maintained brick tenement house on Rybalkova Street, at the border of Vinohrady and Vršovice.

This southwest-facing apartment is situated close to the entrance of Grébovka Park and Havlíčkovy Sady. It features an entrance hallway, a utility room for a washing machine, a large bathroom with a tub, shower, and a window, as well as a separate toilet, a spacious kitchen with a fully equipped kitchenette and dining area, a living room, a study, and a main bedroom with a large dressing room. The heating in the building is managed by a gas boiler. The apartment has solid wood floors, and there are tiles in the bathroom, toilet, and hallway. The bedroom is accessible through the study. The apartment includes high-quality wooden windows and comes with a spacious cellar. The apartment also features unusually high ceilings.

Rybalkova Street in this section is one-way. All local amenities are available onsite. The area is quiet and filled with greenery, perfect for relaxation and active rest. The Krymská tram and bus station is a 3-minute walk away. You can reach the Náměstí Míru metro station via a pleasant walk.

Price	493 900 €
Floor area	86 m²
Cellar	3 m²
Floor	1
Building energy rating	G

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The apartment is currently rented out on a long-term basis. Viewings are possible by arrangement with the tenant.

We highly recommend a viewing.

The owner reserves the right to select the buyer according to their own criteria or to accept a higher offer.

The energy label is currently being processed, therefore, we temporarily classify it as class G.

VÁŠ MAKLÉŘ

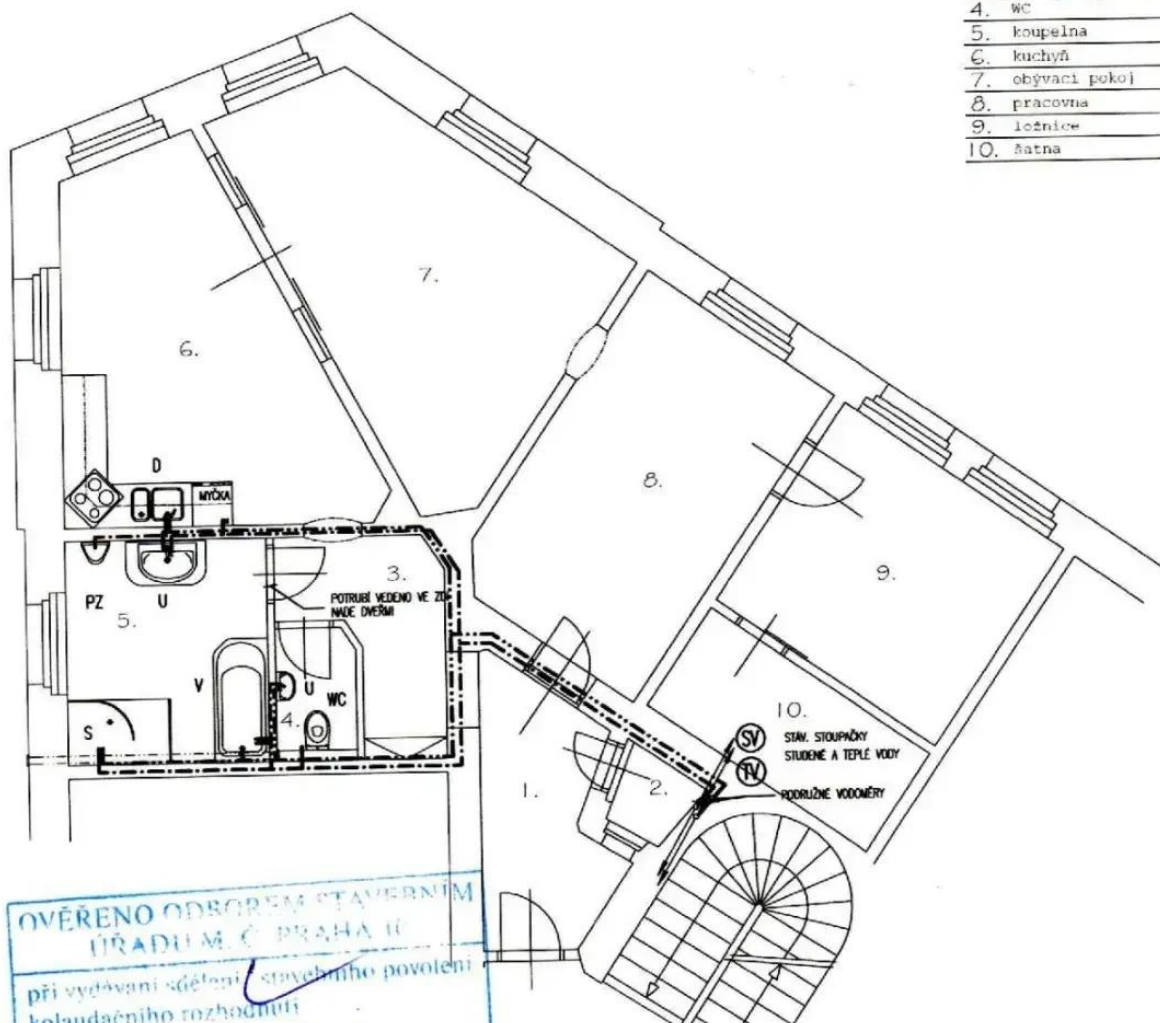### Markéta Čekalová
+420 602 544 858
info@philip-frank.com

LEGENDA MÍSTNOSTÍ

m.	názvy místností	[m2]
1.	předsíň	5,93
2.	komora	1,12
3.	chodba	4,83
4.	WC	1,98
5.	koupelna	8,47
6.	kuchyň	17,01
7.	obývací pokoj	18,52
8.	pracovna	15,33
9.	ložnice	11,66
10.	šatna	5,78

Philip & Frank s.r.o
info@philip-frank.com
+420 602 544 858

Štefánikova 1/65
150 00 Praha 5
Česká republika

IČO: 04116232
DIČ: CZ04116232

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