



## Flat for rent 1+kt, 39 sqm, Prague 3 - Vinohrady



🏠 39 m<sup>2</sup> 📄 náměstí Jiřího z Poděbrad, Praha 3 - Vinohrady 💰 23 457 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>N6922</b>	Price	<b>23 457 CZK per month + services.</b>
Address	<b>náměstí Jiřího z Poděbrad, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>1 + kitchenette</b>	Usable area	<b>39 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>4th floor</b>	Device	<b>Partly</b>
Lift	<b>Yes</b>	Date to move in	<b>13. 5. 2024</b>

## About real estate

We offer for rent apartment 1+kk with a usable area of 39 sqm on the fifth floor of a historic apartment building with elevator in a lucrative and quiet location of Prague Vinohrady. The whole house has been sensitively renovated, the original Art Nouveau style elements have been preserved. For an additional fee of CZK 5,000 excluding VAT per month it is possible to rent a parking space. Advance payment for gas 2 500 CZK.

The layout offers an entrance hall, bathroom, spacious room with kitchenette equipped with all appliances - induction hob, extractor hood, hot air oven, dishwasher and fridge with freezer. The equipment also includes a washing machine with dryer. The apartment has been renovated to a high standard and the highest quality materials have been used. Reconditioned wooden parquet floors, new windows with double glazing. Air conditioning in the room.

In the immediate vicinity of the apartment there are all amenities - services, schools, shops, quality cafes and restaurants. In walking distance there are many relaxing zones full of greenery - for example Riegrovy sady and sady Svatopluka Čecha. Jiřího z Poděbrad Square regularly hosts farmers' markets, where a variety of local fresh food is available. The Jiřího z Poděbrad metro, tram and bus stops provide excellent transport links.

Available immediately.