



🏠 118 m<sup>2</sup> 📄 náměstí Jiřího z Poděbrad, Praha 3 - Vinohrady 🏠 89 800 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>N6814</b>	Price	<b>89 800 CZK per month + services.</b>
Address	<b>náměstí Jiřího z Poděbrad, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>118 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Partly</b>	Garage	<b>Yes</b>
Balcony	<b>Yes</b>	Lift	<b>Yes</b>
Date to move in	<b>1. 10. 2024</b>		

## About real estate

We offer for rent an apartment 4+kt with with a balcony, a usable area of 118 sqm on the 2st 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. The apartment also has a garage parking space, which is included in the price.

The layout offers an entrance hall, a bathroom with shower, bathtub, toilet and bidet, a master bedroom with en suite bathroom with shower and toilet, another bedroom and a spacious living room with a kitchenette equipped with all appliances - induction hob, 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 all rooms.

In the immediate vicinity of the apartment there are all amenities - services, schools, shops, quality cafes and restaurants. Within walking distance there are many relaxation 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 from 01.10.2024.