



**1,300 EUR/per month**

**Studio apartmen with balcony for rent: Praha 2 - Vinohrady, Italská**

Italská, Praha 2

+ house fees fixed EURO 150 + energy fixed EURO 250 + internet Euro 50

registration number	<b>7102</b>	property type	<b>flat</b>
type of contract	<b>rent</b>	disposition	<b>1+kk</b>
area	<b>38 sqm</b>	floor	<b>4th floor</b>
balcony	<b>yes</b>	terrace	<b>no</b>
PENB energy label	<b>G</b>	available from	<b>08.03.2025</b>

We offer for rent a luxurious furnished studio apartment with a balcony on the 4th floor of a renovated Neo-Renaissance house Residence Italská from the end of the 19th century with a well-maintained private garden with a heated pool in the sought-after location of Prague 2 - Vinohrady. The residential house has been completely renovated with preservation of all architectural elements and is equipped with premium and luxurious materials. The luxuriously furnished apartment of 38 sqm with original elements offers a living room facing the courtyard with a view of the garden and pool, a fully equipped kitchenette including dishes, a bathroom with a bathtub and a toilet, and a 11 sqm balcony. The apartment is equipped with Italian furniture, hand-woven carpets, luxury appliances, wooden parquet floors and tiles, a washing machine and dryer, air conditioning, videophone, satellite TV. Possibility to arrange regular cleaning service of the apartment. The residence also has a sauna, garages, an elevator, a camera system and a security guard. Part of the house is a famous Italian pastry shop with products imported directly from Italy. Possibility of parking in the underground garage for a price from 200 Euros + VAT. The house is located just a few steps from the Náměstí Míru metro station, a few minutes' walk from Wenceslas Square. There are many cafes, famous restaurants, bistros, local shops, the popular park Riegrovy sady in the vicinity.