



## 40,000 CZK/per month

+ utilities 5.000 CZK including internet

## For rent : Apartment with balcony, Praha 3 - Žižkov, Chvalova Chvalova, Praha 3

registration number	<b>25005</b>
type of contract	<b>rent</b>
area	<b>88 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>2+1</b>
floor	<b>1st floor</b>
terrace	<b>no</b>
available from	<b>02.05.2025</b>

We offer for mid-term lease a fully furnished, high quality renovated apartment with a balcony in a residential building with an elevator in a popular location in Prague 3 - Žižkov near Jiřího z Poděbrad Square and Riegrovy sady park. The spacious apartment (88 sqm) suitable up to for 4 persons offers an entrance hall with built-wardrobes, a fully equipped kitchen (including dishes, plates, pots and pans) with BOSCH appliances, a Siemens hob and a combined oven with a microwave, dining table with chairs and sofa, a living room with a sofa and a fold-out bed from the wall, bedroom with two beds (doublebed) and with a balcony facing the courtyard, a bathroom with a bathtub, a separate toilet, a storage room with a washing machine and a dryer. The apartment features storage space, built-in wardrobes in all rooms, wooden floors. The apartment has underfloor heating, roller blinds on the windows and blackout curtains. Suitable for 4 persons, Popular location with all amenities and excellent transport connections. There are restaurants, bars, local shops, and the Flora shopping center in the vicinity. Farmers' markets are regularly held on Jiřího z Poděbrad Square. The apartment is located just a few minutes from the tram stop and Jiřího z Poděbrad metro station. The surroundings offer plenty of greenery, Riegrovy sady park, ideal conditions for sports and relaxation. Available May 2 to July 15,2025 and August 1 to December 20,2025.