



## 2,000 EUR/per month

+ house fees and internet flat rate 200 EUR + energy deposits 280 EUR

### Apartment with balcony for rent: Praha 2 - Vinohrady, Italská Italská, Praha 2

registration number	<b>6454</b>	property type	<b>flat</b>
type of contract	<b>rent</b>	disposition	<b>3+kk</b>
area	<b>98 sqm</b>	floor	<b>2nd floor</b>
balcony	<b>yes</b>	terrace	<b>no</b>
PENB energy label	<b>G</b>	available from	<b>01.01.2023</b>

We offer for rent a luxurious furnished two bedrooms apartment with a balcony on the 2nd floor of a renovated neo-Renaissance house from the end of the 19th century with a private garden with a heated pool and an outdoor fireplace in the sought-after location of Prague 2 - Vinohrady. The above-standard furnished apartment with preserved original elements has an area of 98 sqm and offers an entrance hall, a spacious living room, a fully equipped kitchen, 2 bedrooms, 2 bathrooms with a shower and a bath, and a toilet and a 6 sqm balcony. The apartment is furnished with Italian furniture, hand-woven carpets, luxury appliances, washing machine with dryer, A/C, videophone, satellite TV. The floors have wooden parquets and Italian tiles. Possibility of cleaning servise. The residential house has been completely renovated with preservation of all architectural elements and is equipped with premium and luxurious materials. The residence also has an outdoor pool, multi-storey 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. Location with all civic amenities and excellent transport accessibility by car and public transport. The house is located just a few steps from the Náměstí Míru metro station, a few minutes' walk from Wenceslas Square. Nearby there are many cafes, famous restaurants, bistros, local shops, the popular park Riegrovy sady. Possibility to rent a garage space for an extra fee of 200 Euros + VAT.