



### 3,200 EUR/per month

+ utilities 12.000 CZK

### Luxury duplex apartment with terrace for rent: Prague 2 - Vinohrady, Ibsenova Ibsenova, Praha 2

|                     |                |                |                   |
|---------------------|----------------|----------------|-------------------|
| registration number | <b>25030</b>   | property type  | <b>flat</b>       |
| type of contract    | <b>rent</b>    | disposition    | <b>4+kk</b>       |
| area                | <b>207 sqm</b> | floor          | <b>5th floor</b>  |
| terrace             | <b>yes</b>     | parking        | <b>garage</b>     |
| PENB energy label   | <b>G</b>       | available from | <b>10.05.2025</b> |

We offer for rent an atypical duplex two bedroom apartment with a 13 sqm terrace on the 5th floor of an Art Nouveau building with an elevator, located in an attractive residential area of Prague 2 - Vinohrady, just a few meters from Náměstí Míru, opposite the house of the Vinohradské Theatre. The partially furnished apartment with a total area of 207 sqm offers an entrance hall, spacious living room, fully equipped kitchen, 2 bedrooms, 2 bathrooms (bath, toilet, bidet, shower), guest toilet and utility room with washing machine and dryer and 2 open galleries on the upper floor. The apartment is equipped with wooden parquet and marble tiles in the bathrooms, internet, satellite. The location has excellent transport accessibility, civic amenities, there are many restaurants, cafes, bistros, shops and other services in the vicinity. A few steps from the house are tram, bus and metro stations, Wenceslas Square or the Riegrovy sady park are just a few minutes walk. Rent 3200 EUR per month, possibility to rent one parking space in the underground garage for extra 200 Eur/month. .