



**68,000 CZK/per month**

+ utilities and service charges 7.500 CZK

**Luxury apartment for rent: Praha 2 - Vinohrady, Na Švihance**

Na Švihance, Praha 2

registration number	<b>25078</b>
type of contract	<b>rent</b>
area	<b>155 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>4+kk</b>
floor	<b>3rd floor</b>
terrace	<b>no</b>
available from	<b>01.08.2025</b>

We offer for rent a luxury three bedroom apartment on the 3rd floor of a completely renovated Art Deco house from 1910 in the sought-after location of Praha 2 - Vinohrady near Riegrovy sady. The apartment after a complete reconstruction has a total area of 146 sqm and offers an entrance hall, a spacious living room with a dining room, a fully equipped kitchen with all appliances, 3 bedrooms, one with a large dressing room, 2 bathrooms with a bathtub and a shower, a separate toilet, a laundry room and a pantry. The apartment is equipped with wooden parquet floors, granite tiles in the bathrooms, built-in wardrobes, a washing machine, a dryer, satellite, cable TV, internet. The house has been completely reconstructed including a new elevator, new water distribution and electrical installations. Only a 5-minute walk from the metro station and tram stop Náměstí Jiřího z Poděbrad, where popular farmers' markets are held regularly. There are a large number of restaurants, bars, bistros, shops in the vicinity. Tenants have access to a well-maintained garden in the back of the house. Possibility of renting a garage space for a fee of 4,500 CZK. Available to move in from August 1, 2025, viewings by arrangement. Photos are illustrative.