



## 2,000 EUR/per month

### Duplex 3 bedroom apartment with balcony for rent: Praha 2- Vinohrady, Italská

Italská, Praha 2

rent 2000 EUR + house fees flat rate 200 EUR + energy 280 EUR

registration number	<b>6118</b>	property type	<b>flat</b>
type of contract	<b>rent</b>	disposition	<b>4+kk</b>
area	<b>102 sqm</b>	floor	<b>4th floor</b>
balcony	<b>yes</b>	terrace	<b>no</b>
parking	<b>garage</b>	PENB energy label	<b>G</b>

We offer for rent a luxurious three bedrooms duplex apartment with a balcony on the 4th floor of a renovated neo-Renaissance house from the end of the 19th century in the attractive location of Prague 2 - Vinohrady. The total area of the above-standard furnished apartment is 102 sqm and offers an entrance hall, a fully equipped kitchen with a living room and dining room and access to a 6 sqm balcony, 3 bedrooms, 2 bathrooms (bathtub, shower, toilet) and a pantry. Tenants have access to a private garden with an outdoor pool, an outdoor fireplace, and a sauna. The apartment is equipped with Italian furniture, hand-woven carpets, luxury appliances, washing machine with dryer, air conditioning, videophone, satellite TV. The floors have wooden parquets and Italian tiles. Possibility to ensure regular cleaning of the apartment. The residential building has been completely renovated with the preservation of all architectural elements and is equipped with premium and luxurious materials and a camera system. 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.