



## 49,000 CZK/per month

+ monthly fees CZK 9.000 including internet

## Duplex apartment with terrace for rent: Žerotínova, Praha 3 - Žizkov

Žerotínova, Praha 3

registration number	<b>008990</b>
type of contract	<b>rent</b>
area	<b>142 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>4+kk</b>
floor	<b>4th floor</b>
terrace	<b>yes</b>
available from	<b>01.02.2025</b>

We offer for rent a very nice, air-conditioned three bedroom, two bathroom furnished apartment with a balcony and a terrace in a renovated apartment building with an elevator in Prague 3 - Žizkov next to Parukářka park. The fully furnished apartment (142 sqm) offers on the lower floor an entry hall with built-in wardrobes, room with fully fitted kitchen and with access to a balcony, two bedrooms, a bathroom with a bathtub and a washing machine, a separate toilet, a storage space. On the upper floor there is a spacious room with a sofa bed, a bathroom with a shower and toilet and a large terrace of 30 sqm with a courtyard view and a view over the roofs. The apartment has high-speed internet, TV, parquets and tiled floors. A location with easy accessibility by car and public transport, easy access to center appr. 15 minutes by tram or by bus, walking distance appr. 25 minutes to Wenceslav Square. in the vicinity of the apartment there are 2 large parks - Parukářka and Vítkov with a beautiful view of the city, ideal also for sports activities. There are restaurants, cafes in the location. Billa supermarket is just about 5 minutes on foot. Lease period from February 1st, 2025 till January 31st, 2026. viewings now. Utilities CZK 9.000 including internet, water + electricity will be recalculated based on real consumption.