



### 3,700 EUR/per month

+ utilities and energies CZK 12.000

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

registration number	<b>008493</b>
type of contract	<b>rent</b>
area	<b>171 sqm</b>
balcony	<b>yes</b>
enclosed balcony	<b>yes</b>
available from	<b>11.11.2024</b>

property type	<b>flat</b>
disposition	<b>5+1</b>
floor	<b>1st floor</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

We offer for rent a luxury three bedroom apartment on the 1st floor of a renovated neoclassical apartment building with an elevator and underground garages in the prestigious location of Prague 2 - Vinohrady. A spacious furnished apartment with a living area of 171 sqm with a balcony and a terrace of 51 sqm facing the courtyard with a well-kept garden offers a large entrance hall, a fully equipped kitchen, dining room, living room, 3 bedrooms, 2 bathrooms with marble tiles (bathtub, shower, toilet, bidet), as well as a utility room with a washing machine, dryer and storage space. The floors have original renovated wooden parquets, the living rooms have high ceilings decorated with stucco. The apartment is equipped with built-in wardrobes, security doors, internet and satellite connection, gas heating, alarm, videophone. Possibility to rent a garage space for an extra 200 Euro/month. The house is located very close to Náměstí Míru, just a few steps from the metro and tram station. There are many restaurants, cafes, bistros, shops in the vicinity, within walking distance of the popular parks Riegrovy sady and Havlíčkovy sady, as well as Náměstí Jiřího z Poděbrad square, where popular farmers' markets are held. Rent 3,700 Euro. Available from November 11. 2024, viewings by appointment.