



**4,400 EUR/per month**

+ utilities 15.000 CZK

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

registration number	<b>25008</b>
type of contract	<b>rent</b>
area	<b>305 sqm</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>5+1</b>
floor	<b>5th floor</b>
parking	<b>garage</b>
available from	<b>01.04.2025</b>

We offer for rent an atypical duplex three bedrooms apartment with terrace 80 sqm 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 220 sqm offers an entrance hall, spacious living room, fully equipped kitchen, 3 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 4.400 EUR per month, 1 parking space in the underground garage 200 EUR per month. Available from beginning of April, 2025, viewings on request.