



🏠 68 m<sup>2</sup> 📖 Vinohradská, Praha 3 - Vinohrady 💰 29 900 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Romana Čermáková**

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	<b>N7666</b>	Price	<b>29 900 CZK per month + fees</b>
Address	<b>Vinohradská, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>68 m<sup>2</sup></b>
Energy performance of the building	<b>E - Uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Balcony	<b>1 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Lift	<b>No</b>
Date to move in	<b>22. 5. 2025</b>		

## About real estate

We offer for rent a renovated apartment with a layout of 2+kt and a total usable area of 68 sqm, located on the 3rd floor of a well-maintained apartment building in the prestigious Vinohrady district of Prague. The apartment has undergone a complete and high-quality renovation.

The layout is very practical and comfortable. The spacious living room with a modern kitchen including built-in appliances offers plenty of space for comfortable living. The bedroom faces a quiet courtyard and is connected to a smaller closet. The bathroom is equipped with a bathtub and connections for a washing machine and dryer, and there is a separate toilet. The entrance hall provides ample storage space. The apartment also includes a balcony and a cellar.

The apartment is equipped with high-quality materials – wooden floors, large-format tiles, new interior doors, plastic windows with double glazing, and a security entrance door. Comfortable living is ensured by two air conditioning units, one in the bedroom and one in the hallway. Heating is provided by a gas boiler and water is heated by an electric boiler. The building does not have an elevator.

The Vinohrady neighborhood is one of the most sought-after in Prague. In the immediate vicinity, you will find a wide range of restaurants, cafes, shops, and services, as well as the Flora shopping center, which is only a few dozen meters away. Greenery lovers will appreciate the easy access to several parks - Parukářka, Sady Svatopluka Čecha, and Riegrovy sady, which are ideal for leisure activities.

Excellent transport links are provided by a tram stop right in front of the building and an A line metro station just a few steps across the street. Thanks to this strategic location, you can quickly and easily reach not only the center of Prague, but also other parts of the city.

This apartment is a great choice for anyone looking for modern, quiet, and centrally located living.

Available immediately.