



76 m<sup>2</sup> Italská, Praha 2 - Vinohrady Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>N7218</b>	Price	<b>Leased</b>
Address	<b>Italská, Praha 2 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>76 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Energy performance of the building	<b>C - Economical</b>
Floor	<b>3rd floor</b>	Device	<b>Yes</b>
Parking	<b>1</b>	Terrace	<b>12 m<sup>2</sup></b>
Lift	<b>Yes</b>	Date to move in	<b>1. 12. 2024</b>

## About real estate

We offer for rent a fully and tastefully furnished apartment 3+kt with a total area of 88 sqm including two terraces with a total size of 12 sqm with views of the Prague Castle, Žižkov Tower and the surrounding greenery of the area. The apartment is located on the 3rd floor of the closed project Rezidence Riegrovy sady with a 24-hour reception and includes one parking space in the underground garage, included in the price.

The layout includes a living room with access to a spacious terrace, modern kitchenette with a dining area equipped with all appliances, bedroom and a study with its own separate entrances to the second terrace, bathroom with a bathtub, two sinks and a separate toilet with a sink. The equipment of the apartment includes storage space in all rooms including the entrance hall. There is also a double bed and TV in the bedroom, an office desk and sofa in the study, a corner sofa with desk and TV in the living room. The bathroom with underfloor heating also includes a washing machine. There are French windows in all rooms providing ample daylight throughout the apartment.

Very quiet location in Vinohrady directly on the border with the Prague 1 district. All civic amenities are within walking distance. Restaurants, shops and cafes, kindergartens and schools are nearby. Bus and tram stop just a few steps from the house. The main train station is only 200 metres away by foot.

Available from 01.12.2024.