



195 m<sup>2</sup>



Šafaříkovy sady, Plzeň, Plzeň-město, Plzeň Region



39 800 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |  |                                    |  |
|--------------|--|------------------------------------|--|
| Order number | <b>N7629</b>   | Price                              | <b>39 800 CZK per month + services</b> |
| Address      | <b>Šafaříkovy sady, Plzeň, Plzeň-město, Plzeň Region</b> | Type                               | <b>Apartments</b>                      |
| Disposition  | <b>4 + kitchenette</b>                                   | Usable area                        | <b>195 m<sup>2</sup></b>               |
| Floor area   | <b>168 m<sup>2</sup></b>                                 | Energy performance of the building | <b>D - Less economical</b>             |
| Floor        | <b>7th floor</b>   | Balcony                            | <b>27 m<sup>2</sup></b>                |
| Lift         | <b>Yes</b>   | Date to move in                    | <b>1. 7. 2025</b>                      |

## About real estate

We offer for rent a sunny airy apartment 4+kt with a usable area of 195 sqm in the center of Pilsen in Šafaříkovo sedy. The apartment with an exceptional view is located on the 8th floor of the Ehrlich Palace.

The apartment itself has a floor area of 168 sqm and consists of the main living room (kitchenette, dining area and living area), which is connected to a balcony facing the park to the west. The kitchen is fully equipped (induction hob, extractor hood, dishwasher, microwave and conventional ovens, fridge, freezer). The master bedroom also has access to the west-facing balcony, en-suite bathroom including toilet and dressing room with storage space. The apartment also has two rooms, from which it is possible to enter another balcony oriented to the east side. Adjacent to the rooms is a bathroom with toilet, the apartment also has a utility/laundry room including a separate toilet. The individual rooms are connected by a pleasant spacious corridor, which runs smoothly through the entire apartment. The apartment includes several built-in wardrobes, which provide ample space for storing things. All living rooms have parquet floors, air conditioning and plenty of storage space.

The apartment is heated by a central boiler, also water heating is centrally solved. There is a reception desk and also a security guard in the house for the residents. The total fees are 8.000 CZK/month and include water and sewerage, heating of the apartments, water heating, reception fees, waste and minor administrative activities. The tenant only pays for the electricity consumed in the apartment and the internet on top of this payment.

Up to two parking spaces in the building can still be rented as part of this rental offer. One parking space costs 2.100 CZK/month. It is also possible to purchase a parking card for a year from the City of Pilsen in zones marked for residents. The property is located in an attractive part of the city parks near the historic buildings of central Pilsen. The location offers full civic amenities and excellent transport accessibility.

Available immediately.