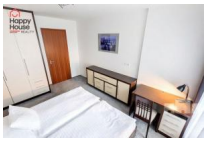
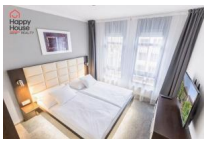
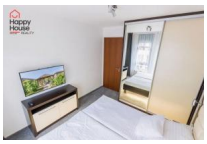
Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Petra Štěpánková DiS.
+420 774 480 454
stepankova@happyhouserentals.com

ID: 906052





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Modern, luxuriously equipped two-bedroom apartment (73.5 sqm) with a balcony (2.5 sqm) on the 4th floor, Prague 2 - New Town, Horská Street







45 000,00 CZK/ month

+ fixed fees for service of the company premises CZK 4,000 + billable advances for energy CZK 8,000, deposit 2 months incl. taxes

layout :	3+kk - 2 bedrooms	size :	73.5
city :	Praha	town quarter :	Prague 2
district :	Nové Město	street :	Horská
number of rooms :	2	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	garage	nearest public transport :	
infrastructure in the area :		PENB - Class :	B - Very economical

Modern, luxuriously equipped two-bedroom apartment with a balcony on the 4th floor of a brick building with an elevator in the popular, quiet, green-filled location of Albertov in Prague 2. The kitchen is equipped with built-in appliances (refrigerator, separate freezer, ceramic hob, electric and microwave oven, dishwasher, extractor hood). Bathroom with a bathtub featuring a shower screen, washer, and dryer, toilet separately. Comfortable, anti-allergic mattresses. High-speed Wi-Fi internet connection, satellite TV. Wooden floors and tiled flooring with underfloor heating. Blackout curtains. Balcony overlooks the well-maintained complex. The house has a 24/7 reception. Security on the premises 24/7. Possibility of renting a garage space in the basement of the house. Comfortable living in a modern, closed, residential complex Albertov in a beautiful location beneath Vyšehrad, offering many relaxation zones and sports facilities, as well as the nearby Vltava embankment or Folimanka park. All civic amenities on site. Excellent transport connection to the center – tram stop Albertov 2 min walk and direct connections to all metro lines and into the center. Utility fees are paid separately, a security deposit of two months' rent including fees is required. Real estate agency commission one month's rent + VAT. Energy Performance Certificate (PENB)

COMPLEX REAL ESTATE SERVICES

• **RENTAL** AND **SALE** OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
• SALE OF **APARTMENT BUILDINGS** AND DEVELOPMENT PROJECTS • LAND • COMMERCIAL PROPERTY •

states class B.