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?
Jolana Šatalíková
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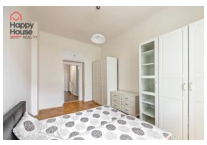
ID: 971047

We offer to rent a spacious, partially furnished, renovated two-bedroom apartment (112sqm) on the first floor with a cellar (5m2), Prague 2 - Vinohrady, Italská street



35 000,00 CZK/ month

+ utilities CZK 2.500 + water + energies, deposit 2 rents

layout :	3+1 - 2 bedrooms	Celková užitná plocha :	112
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	Italská
number of rooms :	4	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :		other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We offer for long-term rental a comfortable, renovated two-bedroom apartment with an area of 112 sqm on the 1st floor of a brick building in the heart of Vinohrady in Prague 2. The apartment is partially furnished and offers an entrance hall, living room, kitchen, two bedrooms, bathroom, separate toilet accessible from one of the bedrooms, and a storage room. This bright and well-designed apartment enables comfortable living. Two separate rooms facing the courtyard ensure privacy suitable for both family and professional use. The living room forms a separate, quiet part of the apartment. It is connected to a very spacious kitchen with a dining area. Thanks to wide doors, the kitchen and dining area can easily be combined with the living room, creating a generous social space ideal for family and friendly gatherings. A large storage room provides ample storage space, as does a cellar cubicle (5sqm). One bedroom is fully furnished, while the other has a bed and wardrobe. Hot water and heating by radiators from a gas boiler located in the bathroom. The floors are parquet and tiled. High ceilings. Internet connection available. Street parking - residential zones. The apartment is located in the sought-after residential district of Prague 2 on Vinohrady, which combines urban life with pleasant greenery. Nearby are Riegrovy sady and Havlíčkovy sady, ideal for walks, sports, or relaxation. The neighborhood offers a wealth of cafes, restaurants, and shops with an atmosphere

COMPLEX REAL ESTATE SERVICES

• **RENTAL** AND **SALE** OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
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typical for Vinohrady. Schools, kindergartens, and medical facilities are within reach. Excellent public transport accessibility makes traveling around Prague easy, with tram, bus, and Metro A Náměstí Míru stations just a few steps from the house. Utility fees and water are paid separately, energy transferred to the tenant, security deposit of 2 months' rent. Real estate agency commission one month's rent + VAT. The PENB certificate is not available, therefore class G is listed.