

Renting a corner, furnished 1+kk apartment (61sqm) on the 5th floor with a balcony (5sqm) in a mixed-use building Vítkovia Centre, Prague 3 - Žižkov, Pod Vítkovem Street.

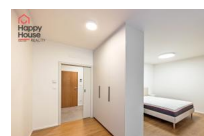
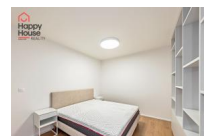


29 500,00 CZK/ month

+ utilities CZK 4.778 + el, deposit 1,8x mont rents

layout :	1+kk - Studio	size :	66
city :	Praha	town quarter :	Prague 3
district :	Žižkov	street :	Pod Vítkovem
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, cellar, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

Offering for rent a newly furnished 1+kk apartment (61sqm) on the 5th floor with a balcony (5sqm) and cellar in the multifunctional building Vitkovia Center, Prague 3 - Žižkov, Pod Vítkovem Street. We offer a new, furnished 1+kk apartment with a balcony in the newly constructed Vitkovia project. The multifunctional Vitkovia building is located in Prague 3, in the heart of old Žižkov, close to Vítkov Park. The apartment unit is situated on the 5th floor of a building with an elevator, facing south, and includes the following amenities: The kitchen area includes a kitchenette with an electric oven, a two-burner induction stove, a dishwasher, and a refrigerator with a freezer. There is also a dining table and four chairs. The living area offers a sofa, coffee table, TV stand, and a large bookcase separating the sleeping area of the apartment. In the optically separate sleeping area, there is a double bed and built-in wardrobes on both sides. The bathroom includes a shower, toilet, heated towel rail, and preparation for a washing machine. The entrance hallway has large built-in wardrobes. Central heating is provided by a private gas boiler room in the building. A garage parking space is available for rent at 3,000 CZK per month. Excellent transport accessibility. Within walking distance is the Tachovské náměstí bus stop, from where you can comfortably reach the center of Prague. The Husinecká tram stop (lines 5, 9, 15, 26) is a 5-minute walk from the building. Within a 10-



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minute walk is the Florenc metro station (lines B and C), which also houses the main bus terminal offering connections to regions and abroad. Alternatively, the Křižíkova metro station (line B) is accessible in Karlín. The building is located in a quiet part of Žižkov, below Vítkov hill, with direct access to a bike path and pedestrian trail leading through Vítkov to Karlín. Vítkov Park is ideal for running, walking, cycling, and picnics. It offers beautiful views of Prague. The Vítkov tunnel "Neboj" is part of the main cycle route A25, which connects Žižkov with Karlín and the city center. Nearby is also the Pražáčka Sports Complex with a swimming pool, playgrounds, and a fitness center. Utility fees 4,778 CZK (hot and cold water, heating, waste, elevator, cleaning, etc.) + electricity (about 1,000 CZK), which is transferred to the tenant, the security deposit of 1,8x mont rents. Real estate commission 1x monthly rent + VAT. The Energy Performance Certificate indicates class B. Available immediately or by agreement. This property is managed by our real estate office = exceptional care for the apartment and for you as a tenant.

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