

For Rent: Cozy and Spacious 1+kk Apartment (44 sqm) on the 5th Floor – Prague 3, Žižkov, Havlíčkovo náměstí



19 000,00 CZK/ month

+ utilities CZK 4.500 incl enegies, deposit 2 rents

layout :	1+kk - Studio	size :	44
city :	Praha	town quarter :	Prague 3
district :	Žižkov	street :	Havlíčkovo náměstí
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	elevator	other requirements :	last floor
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We exclusively offer for long-term rent a spacious, cosy and barrier-free 1+kk apartment with a total area of 44 sqm, located on the 5th floor of a modern brick building with a lift in the popular area of Prague 3 – Žižkov. The apartment is fully furnished and consists of an entrance hall, a spacious living room with a kitchenette and a bathroom. The kitchen is equipped with built-in appliances, including a fridge with freezer, ceramic cooktop, electric oven, microwave oven, extractor hood, dishwasher and washing machine. The bathroom features a bathtub, separate shower and heated towel rail. The floors are finished with high-quality bamboo hardwood flooring and ceramic tiles. Heating and hot water are provided by the building's central gas boiler system. Heat is distributed through radiators, while the bathroom benefits from underfloor heating. Internet connection is available in the building through multiple providers. The apartment is northwest-facing and offers pleasant views of the greenery and the nearby park at Havlíčkovo náměstí. Parking is available on the street within residential parking zones. The location offers peaceful living in a green residential neighbourhood. The apartment is situated next to Vrch svatého Kříže Park and within walking distance of the popular Vítkov Park. Full civic amenities, including shops, restaurants, cafés and services, are available in the area. Tram and bus stops are just a few minutes' walk away, providing quick connections to the city centre

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and all metro lines. Utilities are paid separately. The refundable security deposit equals two months' rent. The agency commission amounts to one month's rent + VAT. The Energy Performance Certificate (PENB) is not available, therefore energy class G is indicated.

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