

Rental of two-bedroom apartment (45sqm), Prague 4 - Nusle, V Horkách street

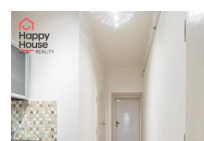
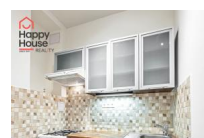
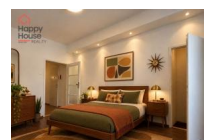
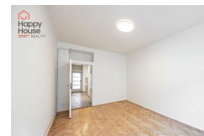


19 000,00 CZK/ month

+ utility fees CZK 700/month/per person + electricity and gas, deposit 1 moths rent incl. fees

layout :	2+kk - 1 bedroom	Celková užžitná plocha :	45
city :	Praha	town quarter :	Prague 4
district :	Nusle	street :	V Horkách
number of rooms :	1	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	outdoor public	nearest public transport :	
infrastructure in the area :		PENB - Class :	D - Less economical

We offer for rent a two-bedroom apartment, with a size of 45 sqm, located on Prague 4. The apartment it is suitable for those seeking practical living in a pleasant area of Prague 4. The furnishings shown in the room photos are AI-generated and for inspiration only. The unfurnished apartment features an entrance hall with a kitchenette, two separate rooms, one with access to a storage closet, a bathroom, and an additional storage closet. The kitchenette is equipped with kitchen unit, a stove (gas cooktop and electric oven), and a hood. The bathroom includes a bathtub, toilet, water heater, and connections for a washing machine. Heating is provided by gas wall heaters (WAW), and water is heated by an electric boiler. Flooring consists of laminate, parquet, and tiles. The room with the storage closet faces the north-facing courtyard, while the other room faces the street to the south. Street parking is available in residential zones. Transport accessibility is excellent: the Horky tram stop is about a 1-minute walk away, and the Kloboučnická bus stop is about a 2-minute walk; the Nusle Town Hall and other connections are also within easy reach, while the Praha-Vršovice railway station is approximately a 9-minute walk from the building. There are direct connections to all metro lines and the city center. The nearest metro station (Line C, Pankrác) is just a few minutes' drive away; the Arkády Pankrác shopping center is located there, and Central Park Pankrác and Kavčí Hory Park (home to the Czech Television complex) are nearby. Jezerka Park, featuring the famous Na Jezerce Theatre, is also close by. The



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area offers full civic amenities, including numerous shops, services, restaurants, and cafés. Utility fees are payable separately at 700 CZK per person; the security deposit is equal to one month's rent (including utility fees). Energy contracts are to be transferred to the tenant's name. Real estate agency commission: one month's rent + VAT. An energy performance certificate (PENB) is not available, so energy class G is listed. Available immediately.

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