Happy House Rentals, s.r.o.
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Is the estate atractive for you?
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ID: 994929

2 bedroom apartment (97sqm) with above standard equipment on the 2nd floor with two terraces, a cellar (10sqm), and a garage parking space, Prague 7 Holešovice, Sanderova street





50 000,00 CZK/ month

+ service charges of CZK 10,565 (incl. electricity and internet) + fixed fees of CZK 2,965 + optional garage parking for CZK 3,000; security deposit of CZK 100,000.

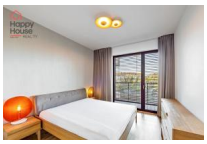
layout :	3+kk - 2 bedrooms	Celková užitná plocha :	122
city :	Praha	town quarter :	Prague 7
district :	Holešovice	street :	Sanderova
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	terrace, cellar, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	garage	nearest public transport :	
infrastructure in the area :		PENB - Class :	B - Very economical

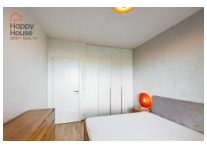


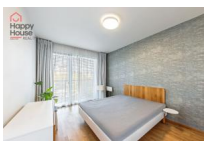




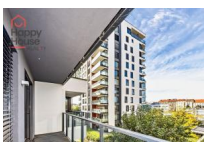




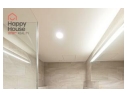












We offer a 2 bedroom apartment for long term rental on the 2nd floor of a new building with an elevator, overlooking the Vltava River, with a living area of 97 sqm + two terraces (10 sqm and 5 sqm), a cellar (10 sqm), and a garage parking space in Prague 7, Holešovice. The apartment is fully furnished with high standard equipment. Entering through the hallway leads into a spacious living room with a kitchenette, two bedrooms (one with a Walk in closet), a bathroom with both a bathtub and a shower, and an additional separate toilet. There is also a practical utility room. The living room faces east, has access to a large terrace, and offers a beautiful view of the Vltava River, while both bedrooms have access to a smaller terrace facing west towards a quiet park within the complex. The living room is equipped with a VITRA sofa set, tables, decorative accessories, a custom made TV stand and sideboard, a TON dining table and chairs, and DELTA light fixtures. The bedrooms feature JITONA beds and LASVIT lamps. In the modern kitchenette, there is a unit with built in Miele appliances refrigerator with freezer, induction hob, electric and microwave oven, extractor hood, and dishwasher. The utility room includes a Miele washer and dryer. The apartment has French windows, security entrance doors, electric controlled blinds in all rooms, and a video

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intercom. The floors are high quality wood, with tiled floors in the hallway, bathroom, and toilet. The heating is centrally managed, combining floor convectors and radiator units in the apartment. There is provision for air conditioning, and if interested, the tenant can choose to have it installed. The garage parking is located in the second basement level directly next to the elevator, linked to a cellar included in the rental price. One additional garage parking spot is available for a monthly fee of 3,000 CZK. The building provides a reception and caretaker service. Energy performance certificate estimated rating B. Comfortable living in a new residential development with views of the river and a golf course on Rohanský Island. Adjacent to Ladislavův Park and a bike path, close to Štvanice Island with a beach and numerous sports facilities. All essential amenities nearby. Close to Holešovice Market. Just a few minutes' walk from the Maniny bus stop, Vltavská metro station on line C, or Praha Bubny train station. Real estate agency commission is one month's rent + VAT.