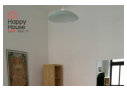
Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Petra Štěpánková DiS.
+420 774 480 454
stepankova@happyhouserentals.com

ID: 990932

Rental of a newly renovated unfurnished one bedroom apartment (65sqm) on the 2nd floor, Prague 1 - New Town, Štěpánská street.



26 901,00 CZK/ month

+ utilities CZK 45/sqm + water + el + gas + net, deposit 3 rents

layout :	2+kk - 1 bedroom	Celková užitná plocha :	65
city :	Praha	town quarter :	Prague 1
district :	Nové Město	street :	Štěpánská
number of rooms :		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 :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

QUIET APARTMENT WITH ALL WINDOWS FACING THE INNER COURTYARD - Newly renovated – new kitchen + bathroom + WC + floors. Pictures are only illustrative, but the standard is the same. Bright, spacious, renovated one bedroom apartment with an area of 65 sqm on the 2nd floor of a brick building with an elevator in the sought-after Prague 1 area in New Town. The house, built in 1878, has been renovated and is characterized by a number of original historical features - high ceilings, wooden parquet floors, stucco decoration - combined with the most modern construction technologies and equipment - elevator, satellite reception, cable TV, three operators providing telecommunications services, possibility of fiber optic cable connection. The apartment is unfurnished, but can be fully furnished by agreement. It offers an entrance hall (3.58sqm), a living room with a new kitchenette (37.47sqm), a bedroom (19.02sqm), and a bathroom (4.72sqm). The kitchenette includes a kitchen unit, a refrigerator with freezer, a ceramic hob, an electric oven, and a dishwasher. The bathroom has a bathtub, toilet, gas condensing boiler and plumbing for a washing machine. The rooms have floating floors, otherwise ceramic tiles. A garage parking space in the building's basement is available for rent at a monthly fee of CZK 3,800 to CZK 5,800 (depending on vehicle size; electric vehicles are not permitted); otherwise, street parking is available in resident zones. All civic amenities

COMPLEX REAL ESTATE SERVICES

• **RENTAL** AND **SALE** OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
• SALE OF **APARTMENT BUILDINGS** AND DEVELOPMENT PROJECTS • LAND • COMMERCIAL PROPERTY •

Is the estate atractive for you?
Petra Štěpánková DiS.
+420 774 480 454
stepankova@happyhouserentals.com

including culture are on site. Close to Wenceslas Square, Charles Square, and Čelakovského gardens. A few minutes' walk are tram, bus, or metro stations A/B/C - I.P. Pavlova, Museum or Charles Square. Utility fees are paid separately, electricity, water, gas, and internet directly to suppliers. The security deposit is 2 months rent, fully furnished 3 months rent. Real estate commission is one month's rent + VAT. Energy performance certificate is not available, therefore class G is listed. Can also be used as offices.