

Renting a furnished, bright one-bedroom apartment (60 sqm) with a winter garden (10 sqm), cellar (5 sqm), and garage parking on the 2nd floor, Prague 2 - Vinohrady, U Zvonařky street

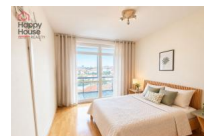


36 000,00 CZK/ month

+ utilities CZK 6.000 + energies + net, deposit 2 rent

layout :	2+kk - 1 bedroom	Celková užitná plocha :	75
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	U Zvonařky
number of rooms :	2	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	cellar, elevator, loggia	other requirements :	
type of floor :		construction :	brick
type of parking :	garage	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We are offering for rent a beautiful and very bright one-bedroom apartment with area 60 sqm on the 2nd floor of a brick building with an elevator, with garage space and cellar in the exclusive Zvonařka Residence, Prague 2 - Vinohrady. The apartment is fully furnished and features an entrance hall, a living room with a dining area and a fully equipped kitchenette, a bedroom, a winter garden, and a bathroom. The kitchenette is equipped with a ceramic hob, electric and microwave oven, dishwasher, fridge with freezer, and dishes. The bathroom has a shower, sink, toilet, and top-loading washing machine. The apartment features wooden floors and tiles, with underfloor heating in the bathroom. There is a gas boiler in the apartment. A TV, internet and satellite connection, and air conditioning are available. The winter garden is equipped with 3M sun protection films. The apartment includes a cellar, and the rental price also covers a parking space in the underground garage. The apartment has a south-facing view over the Nusle Valley. The residential complex has a reception with 24-hour security, a residents' swimming pool and a sun garden (terrace) with a view of Prague. The Zvonařka Residence also includes the famous five-star Le Palais Hotel in Prague with excellent cuisine and wellness facilities. There is a children's play area for residents on the premises. The building is located in the residential area of Vinohrady, on a quiet street close to Havlíček Gardens, and



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Gröbovka and Folimanka parks. All civic amenities are on site. The tram stop is about 1 minute away, the I.P. Pavlova metro station on line C about 5 minutes, or the Náměstí Míru metro station on line A about 9 minutes walk from the house. Utility fees are paid separately, a security deposit for two months' rent. Real estate agency commission one month's rent + VAT. The Energy Performance Certificate (PENB) is not available, therefore energy class G is listed. The apartment is available for move-in from November 1, 2026, earlier move-in possible by agreement.

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