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?
Ing. Josef Tichý
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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

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Bright, fully furnished one-bedroom apartment (45 sqm) on the second floor, with a balcony (5.25 sqm), a cellar (1.4 sqm), and a garage parking space near Rajská zahrada







23 000,00 CZK/ month

incl garage space + utilities CZK 6.000 + el CZK 1.000, deposit CZK 30000

layout :	2+kk - 1 bedroom	Celková užitná plocha :	45
city :	Praha	town quarter :	Prague 14
district :	Černý Most	street :	Dobrovolného
number of rooms :	2	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, cellar, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	garage	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

Exclusively offered for long-term rent: a beautiful, bright one-bedroom apartment with a floor area of 45 sqm, on the second floor of a new-build apartment building. It has a balcony (5.25 sqm), a cellar storage unit (1.4 sqm) and a garage parking space, in a quiet area of Černý Most in Prague 9. The apartment is fully furnished and comprises an entrance hall, a living room with a kitchenette and access to the balcony, a bedroom, a bathroom and a separate toilet. The kitchenette includes a fridge-freezer and fitted units with an electric oven, microwave, ceramic hob and extractor hood. There is also a dining area with a table. The living area is furnished with a sofa and occasional furniture. The bedroom has a double bed and bedside tables. The bathroom has a bathtub and plumbing connections for a washing machine. A cellar storage unit and garage parking space are included in the rent. Enjoy comfortable living near Klánovice–Čihadla Nature Park, with its cycle paths, and close to Kyje Pond and its beach. All essential amenities are available nearby, as is Westfield Černý Most shopping centre. The Rajská zahrada bus and metro station (Line B) is just a few minutes' walk from the building. There is excellent access to the Prague Ring Road and the D10 and D11 motorways. Utility fees and service charges are paid separately. The security deposit is equivalent to two months' rent. The estate agency fee is one month's rent plus VAT. An energy performance certificate (PENB) is not available, so the

property is listed in energy class G.