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

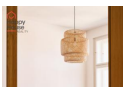
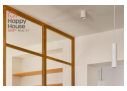
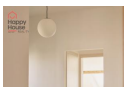
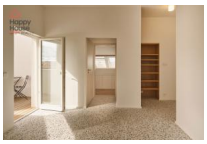
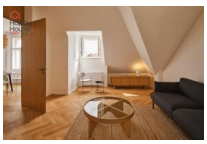
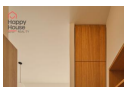
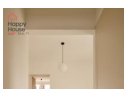
Is the estate atractive for you?
Mgr. Lucie Kainová
+420 775 999 731
kainova@happyhouserentals.com

ID: 997707

Designer Top-Floor 3-Room Apartment (3+kk) with Flexible Layout & Terrace in Vinohrady, U Zvonařky street








39 000,00 CZK/ month

+ utilities CZK 2.000 + el + gas, deposit CZK 60.000

layout :	3+kk - 2 bedrooms	Celková užitná plocha :	96
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	U Zvonařky
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	terrace	other requirements :	last floor
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

Designer 3-Room Apartment with Flexible Layout & Terrace in Vinohrady We offer for long-term rent a spacious, completely new renovated and partially furnished apartment (92 sqm) with a terrace (4sqm). The apartment offers a flexible three-room layout, with the possibility of using the additional room as a home office, guest room or second bedroom. Located on the top floor (5th floor, without an elevator), it offers exceptional privacy, peace and plenty of natural light, with no neighbours above. An additional benefit is the Metronome CrossFit gym, conveniently located in the building's inner courtyard. The apartment has been completely renovated based on designs from 0.5 Studio Architects, focusing on high-quality materials, thoughtful design, and long-term comfort. Layout: - Large entrance hall - Terrace with seating area - Spacious living room - Bedroom with a walk-in closet, sloped ceilings, and roof windows - Kitchen with a dining area - Bathroom with a walk-in shower - Separate WC with a window Renovation and Equipment: - Complete renovation according to the design by 0.5 Studio Architects - Brand new triple-glazed windows - Newly insulated ceilings for better thermal and acoustic comfort - New oak parquet flooring (herringbone pattern) - New ceramic tiles - New, energy-efficient gas heating system - Underfloor heating in the bathroom and WC - New Velux roof windows with electrically controlled external reflective and internal blackout blinds -

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 •

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?
Mgr. Lucie Kainová
+420 775 999 731
kainova@happyhouserentals.com

Custom-made solid oak kitchen by a carpenter - Stainless steel kitchen worktop (highly durable and hygienic) High-quality built-in appliances, including: Induction hob, Built-in oven, Large fridge, Separate freezer, Washing machine, Dryer - Custom-made cabinets, chests, and a wardrobe providing generous storage space - Quality lighting installed throughout the apartment - The apartment is offered partially furnished, including: Bed, Dining table and chairs, Sofa, Coffee table, Chest of drawers - On request, the apartment can be offered with more complete furnishings, including dishes, glasses, pots, pans, and other household necessities. General Information: - Bright apartment with plenty of natural light throughout the day (east and west orientation) - Panoramic view towards Petřín and Vinohrady - Exceptional privacy – no direct views into neighboring buildings Location: - Historical tram stop No. 23 directly in front of the building - Folimanka and Grébovka parks within walking distance - Supermarkets, restaurants, and cafes nearby - Metronome CrossFit gym on the ground floor - Popular local bakery and cafe about 3 minutes walk away A refundable security deposit of CZK 60,000 is required. The real estate agency commission is one month's rent plus VAT. An Energy Performance Certificate (PENB) is not available, so energy class G is listed. This property is managed by our real estate agency, ensuring superior care for both the apartment and you as the tenant. Photos Peter Fabo and Happy House