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?
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Furnished flat 1+kk (29sqm) with a balcony (8sqm), located at 3rd floor, Praha - Kyje, Federova str.





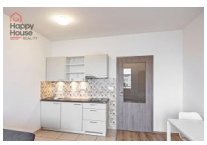






















16 000,00 CZK/ month

+ utilities incl. electricity CZK 3.800/1 pers or CZK 4.300/2pers, deposit 2 rents

layout :	1+kk	Celková užitná plocha :	37
city :	Praha	town quarter :	Prague 14
district :	Kyje	street :	Federova
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	C - Economical

We offer a fully furnished 1-room apartment (studio) for rent, covering 29 sqm, located on the 3rd floor of a newly built brick building with an elevator in Prague 9 – Kyje. The apartment faces southwest and offers a pleasant view of a park and a quiet dead-end street. It comes with a kitchenette with built-in appliances, a bathroom with a shower and washing machine, a sofa with storage, a dining table with chairs, and a large built-in wardrobe in the hallway. Heating is central and provided remotely. The building has a shared bike and stroller storage room. Parking is easy directly on the street in front of the house. The Energy Performance Certificate (PENB) indicates class C. Relaxed living in a new residential district near the Skála or Bažantnice forest parks, which feature cycling paths. All civic amenities in the vicinity. The bus stop is about a 3-minute walk away, with just a 6-minute ride to Metro B – Rajská zahrada. There is also good access to the Černý Most shopping center. Utility fees are paid separately; a security deposit equivalent to 2 months' rent is required. The real estate agency commission is one month's rent plus VAT.

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 •