



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 •

Rental of a partially furnished apartment 4+kk (132sqm) on the 1st floor with a balcony (8sqm), Prague 2 - Vinohrady, Rybalkova Street.



55 000,00 CZK/ month

+ utilities CZK 3,500 + transfer of gas and electricity to the tenant, 2 rents deposit

layout :	4+kk - 3 bedrooms	Celková užitná plocha :	140
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	Rybalkova
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	E - Inefficient

Offering a rental of a bright, spacious, and partially furnished 4+kk apartment, 132 sqm in size with an 8 sqm balcony, located on the 1st floor of an Art Nouveau corner building at the border of Rybalkova and U Havlíčkových sadů streets. The apartment features high ceilings, air conditioning, has been renovated, and offers very comfortable living in one of the most sought-after locations in Prague - directly beside Havlíčkovy sady/ Gröbovka park. Layout and Furnishings • Generous living room with dining area and kitchenette • Kitchen equipped with: gas hob, electric oven, dishwasher, and refrigerator with freezer • Two bedrooms • Study with a smart bed above the steps • Two storage rooms – one for storage, the other with a washing machine and gas boiler providing heating and hot water • Two bathrooms: 1. Bathroom – bathtub, shower + toilet 2. Bathroom – shower + toilet • Flooring: parquet and tiles • New casement windows with blinds • Security door • Air conditioning • Heating by gas boiler • Energy performance certificate indicates class E. View and Orientation • A balcony and three windows facing directly into Gröbovka park – southeast orientation • Three more windows facing a quiet one-way street to the northeast • Street parking – residential zones Location – Vinohrady / Havlíčkovy sady One of the most prestigious addresses in Prague. In the immediate vicinity you will find: • Havlíčkovy sady (Gröbovka) park – ideal for walks, sports, and relaxation • Cafés, wine

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bars, restaurants, bakeries • Shops, services, farmers' markets • Schools, kindergartens, sports facilities • Excellent public transport accessibility – trams, Metro A and C within walking distance Rental Conditions • Utility fees are paid separately • Security deposit: 2 rents • Real estate agency commission: 1 month's rent + VAT Superior Management This property is managed by our real estate office, which means professional care for the apartment and for you as a tenant throughout the duration of the lease.

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