

Beautiful, spacious, unfurnished three-bedroom apartment (114 sqm) with two entrances and possibility to separate into 2 units, located on the 3rd floor, Prague 2-Vinohrady area, Belgická street

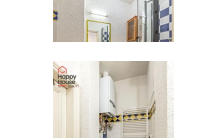
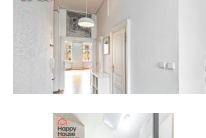
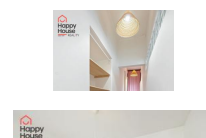
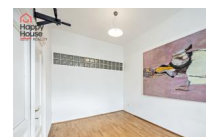


49 000,00 CZK/ month

+ utilities CZK 5.000 inc. energies, deposit one rent inc. utility fees

layout :	4+1 - 3 bedrooms	Celková užitná plocha :	114
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	Belgická
number of rooms :	1	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We exclusively offer for long-term rent a beautiful, spacious, and uniquely laid-out 3-bedroom apartment 4+1 kitchen (114 m²) on the 3rd floor of a brick building with an elevator, situated in the demanded residential area of Vinohrady, Prague 2, located on a quiet street with excellent access to the city center and surrounded by greenery. The apartment comes unfurnished and features an entrance hall, kitchen, living room, three bedrooms, and two bathrooms (one with a separate toilet, the another with an integrated toilet). Its interesting layout includes two entrances; by closing a connecting door, the apartment can be divided into two separate units—a 3+1 apartment and a studio—creating a separate space for an office or guests. The kitchen is equipped with built-in appliances, including a gas cooktop, electric oven, dishwasher, and fridge-freezer. One bathroom has a shower, while the other has a bathtub. The rooms feature parquet flooring, with tiling elsewhere. Heating is provided by a gas boiler and radiators. The apartment offers views of a quiet, one-way street with mature trees to the southwest and a peaceful, green courtyard to the northeast. Street parking is available within the residential parking blue zone. The apartment



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is located near the beautiful parks of Riegrovy sady (orchards), Gröbovka, and Folimanka. The area offers full amenities, including shops, services, restaurants, cafés, theaters, ATMs, a 24-hour pharmacy, and more. There is excellent public transport accessibility; the Náměstí Míru (tram and metro-subway line A) and I. P. Pavlova (metro-subway line C) stations are a 2- and 5-minute walk from the building, respectively. Service charges are paid separately; the security deposit equals one month's rent (including service charges). The real estate agency commission is one month's rent plus VAT. Energy performance certificate (PENB) is not available, so the property is listed as class G.

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