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?
Dmitrii Poliakov
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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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For Rent: Spacious furnished 3+1 Apartment (103 sqm) on the 1st Floor with Sauna and Gym in the Building – Prague 2, New Town, Rašínovo nábřeží







42 000,00 CZK/ month

+ utilities CZK 10.000 incl sauna, gym, water and sewage, garbage collection, cleaning of common areas of the house and its lighting + energies, deposit 2 months rent

layout :	3+1 - 2 bedrooms	Celková užitná plocha :	103
city :	Praha	town quarter :	Prague 2
district :	Nové Město	street :	Rašínovo nábřeží
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :		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 spacious unfurnished 3+1 apartment with a total area of 103 sqm and a 2 sqm balcony, situated on the 2nd above-ground floor of a renovated Art Nouveau brick building with a lift in the prestigious Prague 2 – New Town district, Rašínovo nábřeží. The apartment stands out for its generous proportions, high ceilings, preserved original features and parquet flooring, which enhance the distinctive atmosphere of living in a historic building. The layout comprises a spacious entrance hall, a separate kitchen with dining area, a living room with access to the balcony, two bedrooms, a bathroom and a practical walk-in wardrobe. The kitchen is equipped with a ceramic hob, oven, refrigerator, freezer, microwave, dishwasher and washing machine. The bathroom features a bathtub, bidet and toilet. The apartment has its own gas heating system and a satellite TV connection is also available. An exceptional benefit of the property is the extensive range of facilities available directly in the building. Residents have access to a reception, swimming pool, jacuzzi, gym, sauna and a communal room with a billiard table and bar. All these facilities are located in the basement of the building, providing convenient opportunities for relaxation, exercise and leisure without having to leave the property. The apartment is

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situated on Rašínovo nábřeží, in one of the most attractive parts of central Prague. The Vltava River and the popular Náplavka riverside area are within immediate reach, offering excellent opportunities for walking, exercise, dining and leisure. Vyšehrad and several surrounding parks are also easily accessible. The neighbourhood offers complete amenities, including shops, supermarkets, restaurants, cafés, schools, healthcare facilities, pharmacies and other services. Excellent public transport connections are provided by nearby tram lines and Karlovo náměstí Metro Station on Line B. The monthly rent is CZK 42,000. Monthly service charges are CZK 10,000. Electricity and gas are transferred to the tenant. The real estate agency commission is one month's rent + VAT. The apartment is available for move-in from October 10, 2026. Energy Performance Certificate: Class G.