

Rental of an apartment 2+1 (92sqm) on the 5th floor with a terrace (4sqm), Prague 2 - Vinohrady, U Zvonářky street.



45 000,00 CZK/ month

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

layout :	2+1 - 1 bedroom	Celková užitná plocha :	96
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	U Zvonářky
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

We offer an exclusive 2+1 apartment for long-term rental, featuring a living area of 92 sqm located on the top 5th floor without an elevator. 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. It includes a terrace of approximately 4sqm. General Information: - Bright apartment with plenty of natural light throughout the day (east and west orientation) - Panoramic view of the Žižkov Television Tower and Vyšehrad - Exceptional privacy – no direct views into neighboring buildings Layout: - Large entrance hall - Terrace with seating area - Spacious living room - Bedroom with a walk-in closet - 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 - 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

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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. Location: - Historical tram stop No. 23 directly in front of the building - Beautiful Grébovka park within walking distance - Supermarkets, restaurants, and cafes nearby - Metronome CrossFit gym in the inner block of the building - Popular local bakery and cafe about 3 minutes walk away Additional Information: - No storage cellar Available by arrangement. Utility fees are paid separately; 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.

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