

Fully furnished apartment (65sqm) with two rooms and a kitchen on an elevated ground floor with a large cellar (16sqm), Prague 2 - Vinohrady, Šumavská Street.

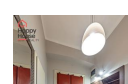
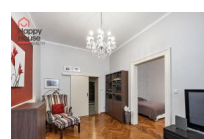


29 000,00 CZK/ month

+ utilities CZK 3,000 + energies (gas approx. CZK 2,500, electricity approx. CZK 1,250), security deposit CZK 40,000

layout :	2+1 - 1 bedroom	Celková užitná plocha :	81
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	Šumavská
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	cellar, 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 offer a long-term rental of a furnished 2+1 brick apartment with an area of 65 sqm after a complete renovation, located on the raised ground floor of a classic Vinohrady tenement house in Prague 2. The kitchen features a unit with built-in appliances – a fridge with freezer, gas hob, electric oven, dishwasher, extractor hood, washing machine, and a gas boiler, which provides heating and hot water, as well as a pantry where a dryer is cleverly placed. The bathroom has a shower. The toilet, including a bidet, is separate. There are casement windows. The rooms have parquet floors while other areas are tiled. You can find the apartment layout in the attached plan. There is a Vodafone fiber-optic internet cable in the house. The apartment comes with a large cellar of 16 sqm. Street parking - residential zones. The view from the apartment overlooks mature greenery – the kitchen faces a quiet inner courtyard to the east, the living room and bedroom face the street to the west. Excellent transport and public amenities. The area offers a wide range of shops, cafes, parks, and sports facilities, including the popular Rieger Gardens. The nearest public transport is the tram stop Jana Masaryka, from which the tram takes you to the metro station A Náměstí Míru. Šumavská is a quiet street in the heart of Royal Vinohrady. Utility fees are paid separately, a refundable security deposit of 40,000 CZK. Real estate agency commission one month's rent + VAT. Energy performance certificate not available,



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therefore class G is indicated. Available to move in from 15.10.2026.

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