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?
Mgr. Lucie Kainová
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ID: 993816

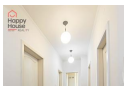
Rental of an unfurnished 2 bedroom apartment (83sqm) on the 4th floor, Prague 2 - Vinohrady, Uruguayská street

























39 500,00 CZK/ month

+ utilities CZK 2.500 + el. + gas, deposit CZK 45.000

layout :	3+1 - 2 bedrooms	Celková užitná plocha :	83.12
city :	Praha	town quarter :	Prague 2
district :	Vinohrady	street :	Uruguayská
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 offer an unfurnished 3+1 apartment for long-term rental, with an area of 83 m2, located on the 4th floor out of 5 in a brick building with an elevator to the mezzanine in Prague 2, Vinohrady. The layout is ideal - all rooms are separate. From the spacious entrance hall, you can enter the living room, kitchen, 2 bedrooms, pantry, and bathroom with a toilet. The kitchen is fully equipped - including cabinets, a ceramic hob, convection and microwave ovens, refrigerator, extractor hood, and dishwasher. Both bedrooms are furnished with wardrobes, curtain poles, and curtains. Wooden floors, tiled bathroom. Heating is provided by a gas boiler in the apartment, with adjustable heating via a thermostat and radiators. Views from the kitchen, one bedroom, and the bathroom are towards a quiet courtyard to the SE; the living room and another bedroom face a quiet, one-way street to the NW, with mature greenery in both views. Around the building - blue parking zones. Comfortable living close to tram and metro station A Náměstí Míru, and many cafes, restaurants, services, shops, and boutiques. All civic amenities are available on site. Nearest parks - 10 minutes walk - Gröbovka and Rieger's Gardens. Fees are paid separately, electricity and gas are paid directly to the suppliers, the deposit is equal to 1 month's rent including fees. Real estate commission is 1 month's rent + VAT. The energy performance certificate is not available, thus it is listed as class G. This

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property is managed by our real estate office = above-standard care for the apartment and for you as a tenant.