

For Rent: Furnished Apartment (61 sqm) with one bedroom and Large Terrace (45 sqm) – Prague 9, Střížkov, Makedonská Street

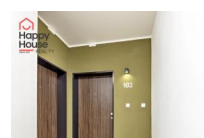
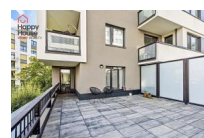


26 000,00 CZK/ month

+ utilities CZK 5.500 + el CZK 640, deposit 2 rents

layout :	2+kk - 1 bedroom	Celková užitná plocha :	106
city :	Praha	town quarter :	Prague 9
district :	Střížkov	street :	Makedonská
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	terrace, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	B - Very economical

We exclusively offer for long-term rent a furnished, one-bedroom apartment with an area of 61 sqm and a spacious 45 sqm terrace, located on the first floor of a new six-story building within the Prosek Park residential complex in Prague 9 – Střížkov (Makedonská Street). This corner apartment comprises an entrance hall, a living room with kitchenette, a separate non-walk-through bedroom, a bathroom and a spacious terrace with pleasant views of the surrounding area and greenery. The exceptionally large terrace is one of the apartment's main advantages, providing plenty of space for outdoor seating, relaxation and leisure. The kitchenette is equipped with a fridge-freezer, microwave and a fitted kitchen with built-in appliances, including a ceramic hob, electric oven and extractor hood. The bathroom features a bathtub, toilet, washing machine and heated towel rail. The floors are finished with a combination of laminate flooring and tiles. Heating is provided by a central district heating system with radiators. The bedroom and living room with terrace face south and southeast, while another part of this corner apartment is oriented northeast. Vodafone internet connection is available in the building. Street parking is available within the designated parking zones. This apartment offers comfortable, modern living—featuring an exceptionally spacious terrace and living areas with a pleasant orientation—within the Prosek Park residential complex, close



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to Park Přátelství. A full range of local amenities is available nearby. Bus stops and the Střížkov metro station (Line C) are just a short walk from the building. The Šutka Aquacenter and the Letňany Shopping Center—offering numerous shops, services, restaurants, a multiplex cinema, and various sports facilities (such as the Lagoon Aquapark, an ice rink, and a tennis hall)—are just a few stops away by bus or a short drive by car. There is also excellent access to the D8 motorway and, via the Prague Ring Road, to the D10 and D11 motorways. The monthly rent is CZK 26,000. Monthly service charges are CZK 5,500, plus an electricity advance payment of CZK 640 per month. The refundable security deposit equals two months' rent. The real estate agency commission is 1 monthly rent + VAT. The energy performance certificate (PENB) indicates class B..

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