



Home Real Estate offers for rent a generous 4+1 apartment with a total area of 140m<sup>2</sup> in an Art Nouveau house, located at a prestigious address in the desirable location of Prague 2 - Vinohrady.

The spacious interior of 140 m<sup>2</sup> has an entrance hall, living room, fully equipped kitchen with Bosch appliances and spacious dining room (hob, oven, dishwasher, extractor hood, American fridge), 3 separate bedrooms, 2 bathrooms with Villeroy & Boch furnishings (one with bath, the other with shower) and two separate toilets.

The apartment has the right to use the private courtyard garden with sandpit and seating and a cellar. It is possible to rent a parking space in the garage nearby.

Attractive location offers all civic amenities - shops, cafes, restaurants, theater, very good quality catchment public school Kladská, gymnasium and excellent transport links to the center. The apartment is situated near tram stops and the metro station A Náměstí Míru. In the vicinity there are also parks Folimanka, Havlíčkovy Sady or Riegrovy sady. Housing with excellent accessibility to international schools ISP / Riverside School / Park Lane International School / French Lyceum / Prague British School and the airport Václav Havel.

Rent 55.000,- CZK/month, utilities 10.500,- CZK/month + electricity transfer to tenant.

The price includes a large (8m<sup>2</sup>) basement.

Security deposit of two monthly rents.

It is possible to rent a parking space in the next building for a fee of 3.500,- CZK/month.

The inquiring client agrees to pay a commission of 1 month's rent plus VAT.

We speak english - call us for further infomation.

For more information and to arrange a viewing please contact the broker or fill in the form below. We will be happy to deal with you!

ID	<a href="#">36681</a>	Offer	Rental
Group	4+kk	Furnished	Furnished
Location	Americká	Ownership	Personal
Usable area	140 m <sup>2</sup>	Floor	1 - Floor
City	<a href="#">Prague</a>	District	<a href="#">Vinohrady</a>
City district	<a href="#">Vinohrady</a>	Status	Realized