



## Luxury apartment for rent 3 + 1 (105 m2), Manesova street, balcony, Vinohrady, without commission

Mánesova 47, Praha, Hlavní město Praha

**41 500 CZK / měsíc**

We offer for long term rent a luxury unfurnished apartment 3 + 1 of 105m<sup>2</sup> with balcony, located on the second floor of a residence with elevator in Mánesova street in Vinohrady. This property is ideal for families with children, as you will find all the amenities for a comfortable and safe life nearby. Without commission for real estate. The apartment has two rooms and two bathrooms, one with a bath and the other with a shower (washer and dryer), 2xtoilet. You will also find a spacious kitchen, which is equipped with all the necessary appliances ( gas stove, electric oven, dishwasher, washing machine, dryer ) and offers plenty of space for preparing family dinners. The apartment offers excellent civic accessibility and is located near the Riegrovy Sady, which is renowned for its family atmosphere and offers many attractions for children. Here you will find playgrounds, an athletic stadium, a swimming pool and even beer gardens where parents can enjoy moments of relaxation. Large parking lot behind the building. It is possible to arrange for a parking card, which allows parking in designated spaces for residents of Prague 2. Overall, this apartment is ideal for families looking for safe and comfortable living in a quiet location. If you are interested in a viewing, please contact us. The owner requires a refundable deposit of 85.000Kč. Available from April 15th. Tours after agreement possible immediately.

### PRICE

Price Nájmů	41 500 CZK / měsíc
Note	+ utilities 4.500CZK + electricity and gas + internet
Commission	+ Commissions real estate

### LOCATION

District	Prague
Prague district	Prague 2
Part of city	Vinohrady
Street	Mánesova
House number	1133 / 47

**Aleš Vládař**

Tel.: +420 777 111 420

E-mail: ales.vladar@homesweethome.cz

Číslo nabídky: 77139-7

<https://homesweethome.cz/en/real-estate/77139/>

## INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	77139-7
Date	09.04.2024
Available from	15.04.2024
Object kind	Mixed
Object placing	Village centre
Equipped	Yes
Utility area m <sup>2</sup>	105
Total floor area m <sup>2</sup>	105
Number of balconies	1
Number of parking spaces	
Number of garages	
Other	Lift
Date of moving in	15.04.2024
Number of building floors	6
Number of floor in building	4

## NOTE FLAT

Type	Flats
Flat kind	3+1
Ownership	Personal
Condition flat	Very good
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	78/2013 Sb.