



# Prague, modern apartment for rent 3kk (102 sqm), Dudova street, Vinohrady, terrace, garage

Dudova 2, Praha, Hlavní město Praha

## 108 000 CZK / month

We would like to offer for rent a new modern and bright 3kk apartment with security and reception in the Churchill residence, Dudova Street, Prague 2 - Vinohrady. This 3kk apartment (102 sqm) with a terrace along the entire length of the is located on the second above floor of a new building and provides all the comfort even for demanding clients. The apartment has an entrance hall, two separate bedrooms, a spacious living room with a kitchen unit equipped with quality appliances (the kitchen unit will be installed within a month), two bathrooms ( one with a bath and toilet, second with the shower corner, toilet and connection for the washing machine ). Photos used from the opposite apartment. The apartment has soundproof windows, quality wooden flooring, air conditioning in every room and a security door. Garage spaces belong to the apartment. The apartment is offered unfurnished and can be equipped with all furniture upon agreement. The house is located not far from Wenceslas Square right next to the extensive park Riegrovy sady. Náměstí Winstona Churchilla bus stop is nearby - 1 min., Husinecká tram stop - 4 min., Hlavní nádraží metro station - 5 min. All civic amenities in the vicinity - health centers, restaurants, cafes, shops, schools, kindergartens and others. We used visualizations and photos of the apartment in the stage of finishing works. Available from 1/6/2023

### PRICE

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|---|---|
| Price lease | 108 000 CZK / month |
| Note | + 15.000 utilities |
| Commission | + Commissions real estate |

### LOCATION

| | |
|---|---|
| District | Prague |
| Prague district | Prague 2 |
| Part of city | Vinohrady |
| Street | Dudova |
| House number | 2585 / 2 |

### INFORMATION ABOUT THE PROPERTY

**Richard Dobiaš**
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| | |
|---|---|
| Contract type | Lease |
| Order number | 78398 |
| Date | 09.06.2025 |
| Available from | 13.06.2025 |
| Object kind | Brick |
| Object placing | Town center |
| Equipped | Yes |
| Utility area $m^2$ | 102 |
| Total floor area $m^2$ | 102 |
| Other | Elevator |
| Year of substantial inspection | 2020 |
| Date of moving in | 13.06.2025 |
| Number of building floors | 5 |
| Number of floor in building | 2 |

## ENERGY PERFORMANCE CERTIFICATE

| | |
|---|---|
| Energy efficiency class | G - Extremely wasteful |
| Energy Performance Certificate drawn up in accordance with | 148/2007 Sb. |

## NOTE OF APARTMENT

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|---|---|
| Type | Apartments |
| Flat kind | 2-bedroom |
| Ownership | Private |
| Condition of apartment | New building |
| Waste | Sewage |
| Gas | Gas pipeline |

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