



## Prague, unfurnished attic apartment 3+kk (156 sqm) for rent, aircon, Náměstí Jiřího z Poděbrad

náměstí Jiřího z Poděbrad 9, Praha, Hlavní město Praha

**89 800 CZK / měsíc**

5 apartments for rent We offer for rent a unique renovated attic apartment 3+kk (156 sqm). The above-standard unfurnished apartment is located on the sixth above-ground floor of a sensitively renovated Art Nouveau apartment building with a lift in the popular Vinohrady area of Prague, in Náměstí Jiřího z Poděbrady Street. The apartment has an entrance hall, two bedrooms each with a dressing room and a private bathroom (one bathroom with a shower, the other with a bathtub), a living room, a kitchenette fully equipped with modern appliances and a dining area. The apartment uses high-quality materials, oak parquets, designer tiles, gas boiler, security door, wine cellar, air conditioning and washer/dryer available. One parking space 350m from the building is included in the rent. Luxury living in a modern apartment in the heart of a beautiful art nouveau house. An apartment for the most demanding. Exclusive location in Vinohrady, right on Jiřího z Poděbrady Square. Cultural and social center (farmers' markets). Complete civic amenities, many pleasant restaurants, cafes, bistros and wine bars in the vicinity. Flora shopping center 10 minutes. Excellent transport accessibility, metro A and a tram stop within walking distance. Plenty of greenery - a short distance from Riegrovy Sady park. The apartment is offered unfurnished, with the possibility of retrofitting with designer furniture for a higher rent.

### PRICE

Price Nájmu

89 800 CZK / měsíc

Note

+ 3,000 services per person, electricity and gas transfer, refundable deposit in the amount of 2 months' rent

Commission

Including commission

### LOCATION

District

Prague

Prague district

Prague 3

Part of city

Vinohrady

Street

Náměstí Jiřího z Poděbrad

House number

1561 / 9

**Richard Dobias**

Tel.: +420 775 252 460

E-mail: richard.dobias@homesweethome.cz

Číslo nabídky: 77115

<https://homesweethome.cz/en/real-estate/77115/>

## INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	77115
Date	07.02.2024
Available from	01.04.2024
Object kind	Brick
Object placing	Village centre
Flat class	Attic
Equipped	No
Total floor area m <sup>2</sup>	156
Building	Other
Year of substantial inspection	1919
Date of moving in	01.04.2024
Number of building floors	6
Number of floor in building	6

## NOTE FLAT

Type	Flats
Flat kind	3+kitchenette
Ownership	Personal
Condition flat	After reconstruction
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

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