



## Prague, unique duplex apartment 4+kt (142m<sup>2</sup>), terrace (30m<sup>2</sup>), Žerotínova street, Žižkov

Žerotínova 40, Praha, Hlavní město Praha

### 49 000 CZK / month

We offer for rent a beautiful furnished duplex apartment 4+kt of 142m<sup>2</sup> in a completely renovated historical house with elevator in Žerotínova street in Prague 3. The first floor consists of a master bedroom with walk-in closet, fully equipped office with electronically adjustable desk, ergonomic chair and sofa bed for 2 persons, large dining room with fully equipped kitchen, office corner, piano, balcony, storage space, bathroom with bathtub and washing machine, separate toilet, entrance hall. On the second floor there is a living room with sofa bed for 2 persons and TV, bathroom with shower and toilet 30m<sup>2</sup> terrace overlooking the courtyard. There is an air conditioning in the both floors of the apartment. The apartment has high speed internet. It is located in a popular location full of cafes, restaurants, shops and more. Near the apartment there are independent art cinemas, curfews, ATMs, hipster cafes, a French bakery, Vietnamese restaurants and of course Czech wine bars and pubs. The apartment is two blocks from Parukářka Park, which offers one of the best views in the city, and 4 blocks from Vítkov Park with an even better view. Both parks are ideal for sports activities or for a picnic during a summer afternoon. Perfect traffic transport- bus stop Biskupcova or Černínova 3 minutes walk (20 minutes to Oldtown square). The apartment is available from 1st February 2025 to rent. For more information contact the broker.

#### PRICE

Price lease	49 000 CZK / month
Note	+ utilities czk 9000 incl. energy (electricity and water will be recalculated based on consumption)
Commission	+ Commissions real estate

#### LOCALITY

District	Prague
Prague district	Prague 3
Part of city	Žižkov
Street	Žerotínova
House number	1144 / 40

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<https://homesweethome.cz/en/real-estate/77782/>

## INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	77782
Date	18.10.2024
Available from	01.02.2025
Object kind	Mixed
Object placing	Village centre
Flat class	Duplex
Equipped	Yes
Utility area m <sup>2</sup>	142
Total floor area m <sup>2</sup>	142
Terrace area m <sup>2</sup>	30
Number of terraces	1
Date of moving in	01.02.2025
Number of building floors	6
Number of floor in building	6

## NOTE FLAT

Type	Flats
Flat kind	4+kitchenette
Ownership	Personal
Condition flat	Very good
Waste	Sewerage

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.