

## APARTMENT FOR RENT, street Náměstí Míru, Praha 2 - Vinohrady

Sparkling example of the luxurious living in exclusive Vinohrady location: A unique apartment in the neighborhood of the Vinohrady Theater located on the 2nd and 3rd floor of a neo-baroque palace in the central part of Náměstí Míru, in Královské Vinohrady, presents spectacular spaces suitable for representation at a prestigious address. Completed in 2018, a first-class and meticulous renovation restored the house to its original historical identity. The premises are sensitively restored according to the original design of leading Czech artists, Jan Josef Štursa and Jaroslav Horejc. Their works of art are placed in the interior of the apartment in the form of artistic grilles on fireplaces, in the dining room and study. The central room houses an original crystal chandelier from the prominent Czech company Anýž.

An apartment in a classic style with restored details of the original decoration will ensure all the comfort of modern living of the highest quality. The property offers 3 main rooms (living room / magnificent living room with a unique decorative stove - study, living room and dining room are connected by wide, glass sliding doors, opening which creates a representative space with an area of approx. 120 m<sup>2</sup>. The apartment offers 4 bedrooms, 2 bathrooms, 3 toilets, a central kitchen with a preparation area and a separate entrance to the dining room. There is a dressing room near the bedrooms. There are original built-in wardrobes in the entrance hall. The lower part of the apartment has a separate entrance from the corridor of the house or an internal staircase from the upper part of the apartment and is equipped with a small kitchen. The apartment it has a total of three entrances. From the balcony located on the upper floor, there is a beautiful view of the park, the Basilica of St. Ludmila and the building of the Vinohradské dyadál. The bedrooms on the upper floor have a view of the garden.

2x 4x

**130 000 CZK**  
+Monthly fees 30 000 CZK

### Specification

Area: 316 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Floor: 2nd floor

☒ Maisonette/Duplex  
☒ Balcony (5 m<sup>2</sup>)

☒ Lift

**Estate id:** 2291

**Web link:**

[www.viphomes.cz/2291](http://www.viphomes.cz/2291)

**Agent:**

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The total area of the apartment is 315 m2, the house has a modern elevator.

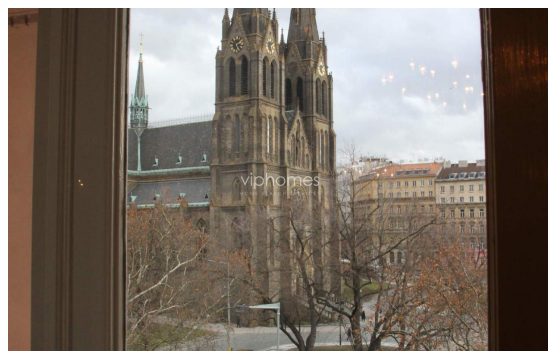
Heating is from the house's gas boiler, which is also equipped with a backup electric boiler.

Metro, tram and bus stations, five minutes' walk from Wenceslas Square.

Popular residential location, right next to us. Míru, a few steps from the tram stops and the metro station, in the immediate vicinity you will find famous restaurants, cafes, bistros, bakeries, farmers' markets, supermarkets, OC Flora. The Folimanka park offers pleasant walks and leisure sports activities. The uniqueness of the location is underlined by its location between the well-known Prague parks, namely Riegrovy sady at a distance of 600 m and Havlíčkovy sady. The apartment and house provide perfect privacy and peace right in the narrow center of Prague.

Possibility to rent a garage space in Italská street.

Housekeeping fees (elevator, cleaning, garbage, heating, water and sewerage, lighting of communal areas) amount to 30,000/month.



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The rent is 5600,-Eur and fees for the house 1240,-Eur.

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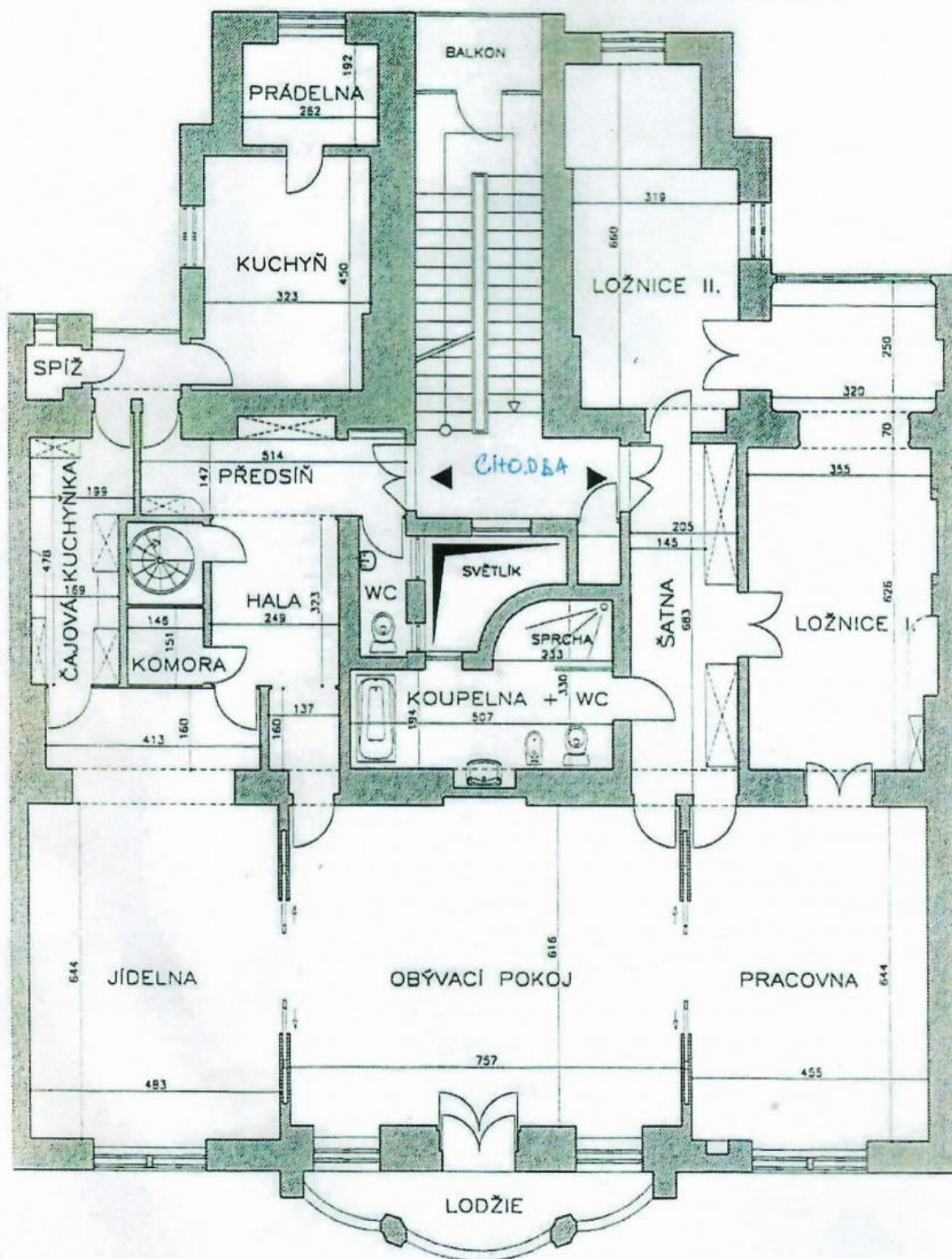
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