

## APARTMENT FOR RENT, street Havlíčkovy sady, Praha 2

Unique split level apartment (4+kk) with patio and nicely landscaped private garden set in greenery of guarded parkland (Grobovka), in the heart of fashionable Vinohrady with all the amenities of living in city centre.

The apartment itself is over 2 floors, covers an area of 172 sqm, offers 49 sqm triple aspect open plan living room with French door onto a patio in the inner courtyard, equipped kitchen, a shower bathroom, guest WC and a utility room. The first floor comprises 2 spacious bedrooms, an additional smaller bedroom/study and a large bathroom with corner bathtub, separate shower, and a laundry. The property is equipped with an alarm system, satellite connection, internet connection and underfloor heating in the living room and the bathroom, bars on downstairs windows, washer / dryer.

Grebovka park is guarded 24 hours a day and is closed to the public at night. The metro station Náměstí Míru (green line A) is a short stroll away. Highlights include a terrace and beautifully landscaped west-facing garden.

The apartment is located in Vinohrady, with excellent transport links, three metro stations—Jiřího z Poděbrad, Flora, and Želivského—tram, and bus. Amenities, shops, cafes, offices, banks, hospitals. Havlíčkovy sady and Riegrový sady parks are within walking distance.

The property is located in the sought-after area of Prague 2 - Vinohrady, which has all civic amenities and good transport infrastructure.

Optional garage parking. Electricity and gas will be transferred to the tenant.

2x  3x  

**60 000 CZK**  
**+Monthly fees 5 000 CZK**

Fee Information 1 month rent + 21 % VAT.

### Specification

Area: 172 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Floor: Ground floor

Terrace  
 Washing machine

parkovací stání  
 Dryer

Estate id: 6972

Web link:

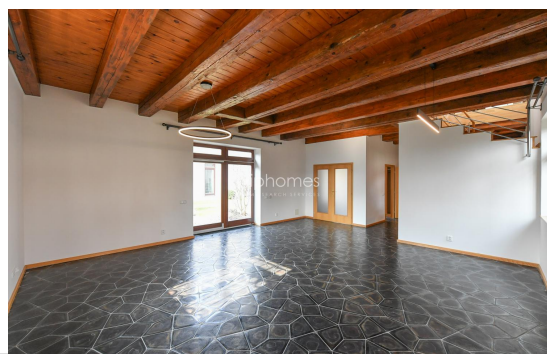
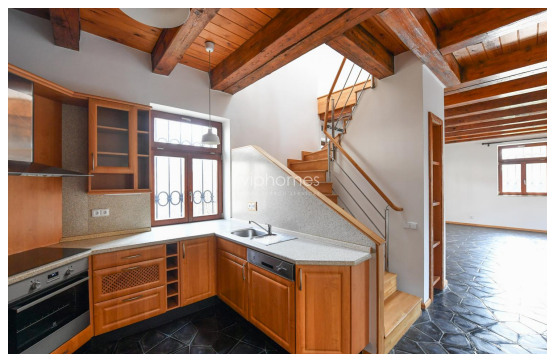
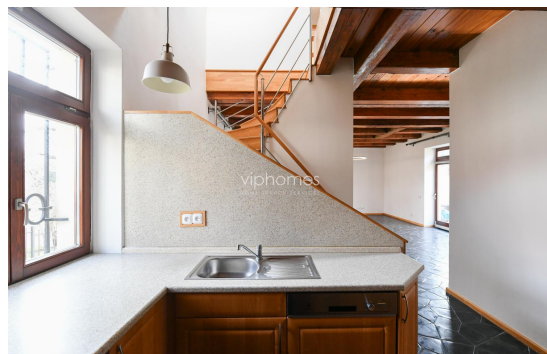
[www.viphomes.cz/6972](http://www.viphomes.cz/6972)

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Available immediately.



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