



**42,000 CZK/per month**

+ common charges and water 5.000 CZK + electricity and gas

**Furnished apartment with terrace for rent: Praha 3 - Žižkov, Vlkova**

Vlkova, Praha 3

registration number	<b>25064</b>
type of contract	<b>rent</b>
area	<b>150 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>E</b>

property type	<b>flat</b>
disposition	<b>4+1</b>
floor	<b>3rd floor</b>
terrace	<b>yes</b>
available from	<b>01.06.2025</b>

Furnished two - three bedroom apartment with a beautiful terrace with a panoramic view of Prague in the area of the interface of Žižkov and Vinohrady near Riegrovy sady park. The 150 sqm apartment offers an entrance hall, a spacious living room with a dining room and access to the 10 sqm terrace, a kitchen with all appliances and a dining table, a storage room with a washing machine and dryer, 2 bedrooms, a bathroom with a bathtub, a shower and a toilet, another separate toilet. On the upper level there is a gallery that can be used as a study or another bedroom. Wooden floors, tiles, high ceilings, gas heating. The apartment is on the 3rd floor in a house without an elevator for the time being, an elevator will be installed during 2025. The uniqueness of the apartment lies primarily in the open views from the terrace and rooms and the fact that the apartment has no neighbors. The apartment is located 10 minutes walk from Jiřího z Poděbrad Square, just a few steps from the Rajská zahrada park, Riegrovy sady. Excellent transport connections, tram or metro stations are just a few minutes walk away.