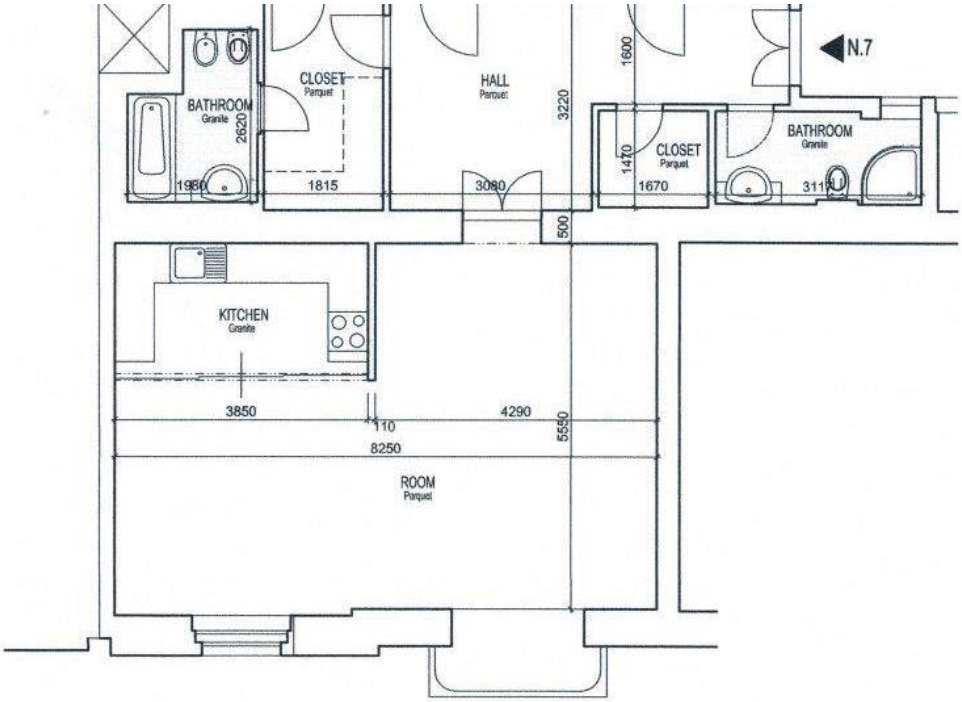
Dagmar Suchardová, ORION Realit, s.r.o.
info@orionreal.cz, 739544411



75,000 CZK/per month

+ utilities and service charges CZK 10.000

Luxury apartment with balcony for rent: Praha 2- Vinohrady, Na Švihance
Na Švihance, Praha 2

registration number	**5096**	property type	**flat**
type of contract	**rent**	disposition	**4+kk**
area	**150 sqm**	floor	**3rd floor**
balcony	**yes**	terrace	**no**
PENB energy label	**G**	available from	**15.07.2026**

We offer for rent a luxurious 3-bedroom apartment situated on the 3rd floor of a fully renovated Art Deco building dating back to 1910, located in the highly sought-after residential area of Prague 2 - Vinohrady, just moments from Riegrovy Sady Park. This unfurnished apartment with a total area of 150 sqm features an entrance hall, a spacious living room with dining area, a fully fitted kitchen with all appliances, 3 bedrooms, one of which includes a walk-in closet, 2 bathrooms with bathtub and walk-in shower, a laundry/storage room, and a small balcony accessible from the living room.The apartment is equipped with high ceilings, wooden parquet floors, granite tiles in the bathrooms, built-in wardrobes, washing machine, dryer, satellite connection, cable TV, and internet. The building has undergone complete reconstruction, including a new elevator, new water distribution system, and electrical wiring throughout the property. The apartment is located only a 5-minute walk from Jiřího z Poděbrad metro station and tram stop, well known for its popular farmers' markets. The neighborhood offers a wide selection of restaurants, bars, cafés, and shops. Tenants may also enjoy access to a well-maintained garden located at the rear of the building. Garage parking space available for an additional fee of CZK 5,000 per month. Available from July 15, 2026. Viewings available upon agreement. Photos are for illustrative purposes only.