



## Apartment One bedroom 55 m<sup>2</sup> Praha 2, Na Švihance

1 000 € per month



Layout  
**One bedroom**

Area  
**55 m<sup>2</sup>**

Land  
**15 m<sup>2</sup>**

We are delighted to present this fully furnished, designer 1-bedroom apartment (55m<sup>2</sup>) available for rent in the heart of the prestigious Vinohrady district. Located in a beautifully renovated building, this property offers the perfect combination of elegance and convenience, situated steps away from the popular Riegrovy Sady Park and with excellent transport links to Prague city centre (tram, Metro line A – Jiřího z Poděbrad).

### Apartment Features:

**Living Space:** A bright, spacious living room and bedroom with views of a tranquil, tree-lined street.

**Kitchen:** Fully equipped with a refrigerator, oven, gas hob, and stylish Bisazza mosaic backsplash.

**Bathroom:** Modern bathroom with a walk-in shower and a unique glass feature allowing natural light to flow in.

**Entrance Hall:** Smartly designed storage solutions, including built-in wardrobes and a concealed washing machine.

<b>Price</b>	1 000 €
<b>Floor area</b>	55 m <sup>2</sup>
<b>Land</b>	15 m <sup>2</sup>
<b>Floor</b>	3
<b>Elevator</b>	Ano
<b>Building energy rating</b>	G

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### Design Highlights:

The living room features a velvet chaise longue with feather filling, a Biedermeier table, and iconic Kartell polycarbonate chairs.

The bedroom boasts a handcrafted emerald green chandelier, a double bed, and an elegant chest of drawers.

High-quality finishes and attention to detail throughout, creating a space that is both functional and visually stunning.

### Rental Details:

Monthly rent: CZK 25,000

Additional charges: CZK 1,800 + electricity and gas (transferred to the tenant)

Security deposit: Equivalent to two months' rent

Availability: From January 20, 2025

### Neighbourhood Highlights:

This sought-after location offers many amenities, including shops, cafés, restaurants, schools, and nurseries. Cultural and architectural landmarks such as the Church of the Most Sacred Heart of Our Lord by Jože Plečnik and the Laichter House by Jan Kotěra are within walking distance. For leisure and recreation, Riegrovy Sady Park provides a variety of sports and relaxation opportunities.

We highly recommend a viewing to appreciate this exceptional property – it might just be the perfect home for you!

## VÁŠ MAKLÉR



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