

## Exceptional Living in the Prestigious Zvonařka Residence in the Heart of Pragues Vinohrady District

U Zvonařky, 12000, Praha 2, Praha

**32 000 Kč**

za měsíc

The monthly rent is CZK 32,000. A refundable security deposit of CZK 50,000. Agency fee CZK 32.000

<b>Dispozice bytu:</b>	2+kk	<b>Podlaží v domě:</b>	1
<b>Počet podlaží v domě:</b>	1	<b>Celková podlahová plocha:</b>	82 m <sup>2</sup>
<b>Druh objektu:</b>	cihlová	<b>Stav objektu:</b>	velmi dobrý
<b>Vlastnictví:</b>	osobní	<b>Umístění objektu:</b>	centrum obce
<b>Doprava:</b>	silnice; MHD	<b>Elektřina:</b>	Elektro - 230 V
<b>Voda:</b>	Místní zdroj vody	<b>Telekomunikace:</b>	Internet
<b>Plyn:</b>	Individuální; Plynovod	<b>Topení:</b>	Lokální - plynové
<b>Odpad:</b>	Kanalizace		

**POPIS NEMOVITOSTI:** We are pleased to exclusively offer an elegant 2-bedroom apartment (1 bedroom + living room with kitchenette) with a total area of 82 m and sup2; and a spacious 14 m and sup2; terrace, situated on the ground floor of one of Pragues most prestigious residential addresses. This exceptional property impresses not only with its prime location but also with its atmosphere of peaceful and comfortable living, emphasizing privacy, quality, and timeless design.

A major advantage of this apartment is its unique position within the residence. The unit is separated from the other apartments and benefits from its own private access corridor, ensuring an exceptional level of privacy and tranquility.

The bright and airy interior offers a thoughtfully designed layout with plenty of natural light and a seamless connection between the living space and the outdoor terrace. The terrace provides the perfect setting for a morning coffee, relaxation, or entertaining guests. It is directly accessible from both the living room and the bedroom, creating a harmonious indoor-outdoor living experience and enhancing the apartments spacious character.

The centerpiece of the living area is a fully equipped L-shaped kitchen offering ample workspace and storage. The kitchen includes a refrigerator with freezer, dishwasher, electric cooktop, convection oven, and extractor hood.

The apartment is offered fully furnished, highlighting its comfortable and representative character. The furnishings include a TV, comfortable sofa, dining table with chairs, dressers, and a built-in mirrored wardrobe in the entrance hall. The bedroom is equipped with a bed and additional storage furniture, creating a pleasant and welcoming atmosphere throughout the apartment.

The bathroom features a bathtub, washbasin, toilet, and practical vanity cabinet. A washing machine is also included and available for tenants. All furnishings and appliances are fully functional and ready for immediate use.

The generous floor area provides comfortable living with ample space for everyday life as well as working from home.

High-quality materials, large-format windows, and premium finishes reflect the prestigious nature of the residence. The building is equipped with an elevator, and heating is provided by an individual gas boiler.

The rental includes access to a 24/7 reception and security service, providing residents with a high level of comfort, safety, and professional support consistent with premium residential standards.

Residents may also enjoy the indoor swimming pool with a sun terrace, further enhancing the exclusive character of the residence and offering an ideal space for relaxation and leisure. The pool has its own reception and is reserved exclusively for residents, ensuring maximum privacy and a peaceful environment.

The unique atmosphere of the residence is complemented by shared terraces offering stunning panoramic views of Prague.

Residents also have access to a beautifully maintained landscaped courtyard garden, providing a quiet green oasis for relaxation in the very heart of the city.

Vinohrady has long been one of Prague's most sought-after residential districts, renowned for its unique atmosphere, abundance of greenery, stylish cafés, restaurants, and cultural opportunities.

The immediate surroundings offer complete civic amenities, including restaurants, cafés, shops, supermarkets, pharmacies, schools, kindergartens, and healthcare facilities. Families will appreciate the wide selection of educational institutions nearby, including several highly regarded schools.

Nature and outdoor enthusiasts will enjoy the proximity of beautiful parks and green spaces, including the popular Havlíčkovy Sady (Grébovka).

Excellent public transport connections are a matter of course. Within walking distance of the residence are tram stops as well as the metro stations I. P. Pavlova Metro Station and Náměstí Míru Metro Station, providing fast access to Prague city center and other parts of the city.

Parking is available through the residential blue-zone parking system directly around the building, allowing convenient parking in this highly desirable Prague 2 location.

Rent and Fees: Monthly rent: CZK 32,000. Monthly service charges: CZK 8,000 for two persons. Includes electricity advance payments, gas, and internet. Utility reconciliation is provided once per year. Security deposit (refundable): CZK 50,000. Agency fee: CZK 32,000.

Available: Immediately.

This property represents an ideal choice for clients seeking premium urban living in one of Prague's most desirable residential locations.

For further information or to arrange a viewing, please do not hesitate to contact me.



Vyřizuje

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