

# Apartment for rent 1 + kk, 33 m<sup>2</sup> with balcony - Praha - Holešovice

18 000 Kč /month

33 m<sup>2</sup> • Praha, Holešovice, Na Maninách



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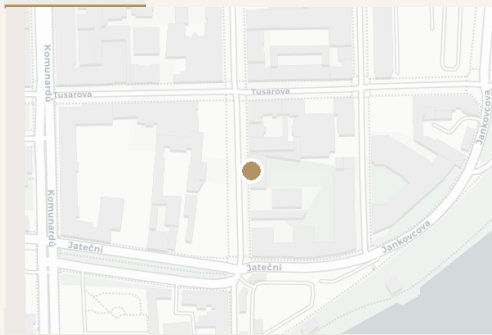
## Property details

|                    |  |
|--------------------|--|
| Floor area         | <b>33 m<sup>2</sup></b>  |
| Usable area        | <b>33 m<sup>2</sup></b>  |
| Balcony            | <b>4 m<sup>2</sup></b>   |
| Parking            | <b>No</b>  |
| Cellar             | <b>Yes</b>   |
| Floor of placement | <b>4. NP</b>   |
| Building condition | <b>New building</b>  |
| Furnished          | <b>No</b>  |
| Ownership          | <b>Personal</b>  |
| PENB               | <b>B - Very economical</b>   |
| Category           | <b>Rent - Apartments - 1+kk</b>  |
| Housing costs      | <b>+ zálohy na energie a služby 3.000,-Kč/měsíc, elektřina na nájemce Kč</b> |
| Available from     | <b>1. 12. 2023</b>   |
| ID                 | <b>010394</b>  |

## Contact

|        |                           |
|--------|---------------------------|
| Broker | Veronika Nüsserová        |
| Phone  | +420 775 205 300          |
| E-mail | nusserova@mamaison.estate |

## Location



## Description

We offer a long-term lease of a 1+kk apartment on the 4th floor of a modern residential building with an elevator, a cellar, a spacious balcony and a garden in the courtyard of the building.

A new residential house with a garden and a landscaped courtyard is located in a rapidly developing part of Holešovice, in an area with all amenities nearby, fast transport links to the center - a few tram stops to the metro Vltavská, Palmovka and Nádraží Holešovice. Nearby is a cycle path leading to Troja and over the Libeňský most continuing to Vysočany and Hloubětín.

The apartment consists of a living room with a kitchenette, with access to a balcony, a bathroom with a shower and a toilet, and an entrance hall. The kitchen is equipped with the necessary appliances in the form of a stove, refrigerator with freezer, oven and hood. In the hallway there is a spacious built-in wardrobe providing plenty of storage space. The bathroom has Villeroy & Boch branded sanitary ware.

The apartment is equipped with a recuperation unit with a filter ensuring a constant supply of fresh air. The apartment is also equipped with a unit for remote household control (FIBARO), e.g. heating elements and lighting. For a high-quality Internet connection, the Cetin optical network is extended to the apartment.

The apartment has a spacious cellar.

**MONTHLY EXPENSES FOR THE APARTMENT:**  
The monthly rent is: CZK 16,000

Monthly deposits for the apartment amount to CZK 2,700 (deposits include a fee for: cleaning of external and internal communal spaces, including winter cleaning of sidewalks, green maintenance, solid waste removal, elevator operation, electrical energy of communal spaces, heating - heat consumption, hot water heating, water and sewage (SV), revision of house technology + building maintenance) + household and liability insurance.

Monthly advance for electricity energy is CZK 1,300. Electrical supplier energy is Innogy. The electricity is transferred to the tenant and we will arrange the transfer completely for you.

The refundable security deposit is: CZK 25,000 (if interested, it can be divided into two payments).  
RK commission: CZK 20,000 incl. 21% VAT.

Available to move in from 12/12/2023.  
Inspections possible at any time by agreement with the broker.

Highly recommended!