

45 m<sup>2</sup> • Praha, Uhříněves, Václava Trojan



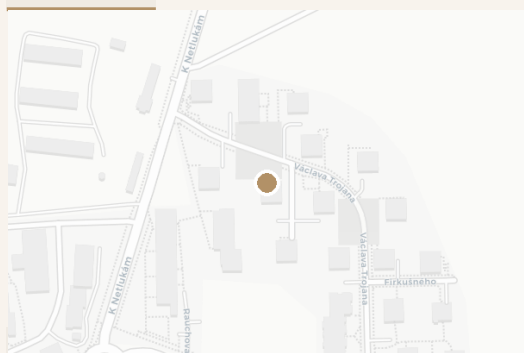
### Property details

|                    |                          |
|--------------------|--------------------------|
| Floor area         | 45 m <sup>2</sup>        |
| Usable area        | 45 m <sup>2</sup>        |
| Balcony            | 4 m <sup>2</sup>         |
| Parking            | Yes                      |
| Cellar             | Yes                      |
| Floor of placement | 4. NP                    |
| Building condition | New building             |
| Furnished          | Yes                      |
| Ownership          | Personal                 |
| PENB               | B - Very economical      |
| Category           | Rent - Apartments - 2+kk |
| Housing costs      | 4.700 Kč + elektřina Kč  |
| Available from     | 1. 2. 2026               |
| ID                 | 0014456                  |

### Contact

|        |                        |
|--------|------------------------|
| Broker | Marco Morsut           |
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### Location



### Description

We offer for rent a sunny 2+kk apartment with an area of 44.78 m<sup>2</sup> with own parking space, balcony and cellar in a pleasant and quiet location in Prague Uhříněves.

The apartment is situated on the 4th floor of a building with an elevator and consists of: an entrance hall with a built-in wardrobe, a utility room with a washing machine and shelving system, a bathroom with a bathtub, toilet and storage cabinets, a separate bedroom furnished with a double bed, wardrobes, a chest of drawers and a worktop, and a living room with a fully equipped kitchenette. The living area includes a sofa bed, TV wall with a TV, dining table, fridge-freezer, dishwasher, oven, hob, microwave and ample storage space. The apartment also features a private 4 m<sup>2</sup> balcony accessible from the living room. Insect screens on the windows and balcony door ensure comfortable living, especially during the summer.

Parking for one car is provided in the underground garage, and a private storage unit located near the parking space is also included.

Monthly costs are 4,700 CZK including household and liability insurance.

Electricity: transfer to the tenant. Estimated monthly deposits: 1,100 CZK/month. We will take care of the transfer.

Refundable deposit: 45,000 CZK.

Real estate agency commission: 1 monthly rent + 21% VAT.

As part of the reservation process, we perform a security lustration in bank and non-bank registers, solus, etc. A zero record is a condition for concluding a lease agreement.

The apartment is available immediately or from 1.2.2026.