



## A new duplex for rent, 4+kt/B, 136 sqm, Dalimilova, Prague 3 - Zizkov



136 m<sup>2</sup> Dalimilova, Praha 3 - Žižkov Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Kateřina Zajícová**

LEASE & SALES SPECIALIST

katerina.zajicova@luxent.cz

+420 771 229 229

Order number	<b>N6798</b>	Price	<b>Leased</b>
Address	<b>Dalimilova, Praha 3 - Žižkov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>136 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Low energy	<b>No</b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>3rd floor</b>
Number of floors	<b>4</b>	Device	<b>Partly</b>
Balcony	<b>6 m<sup>2</sup></b>	Cellar	<b>6 m<sup>2</sup></b>
Lift	<b>No</b>	Date to move in	<b>30. 1. 2024</b>

## About real estate

We offer for rent an exclusive design duplex apartment 4+kt in Žižkov. This partially furnished apartment is located on the third and fourth floor of a new building in a quiet part of Žižkov, Dalimilova street, close to Kostnického square.

The duplex apartment has two floors. On the ground floor there is an entrance hall, a bathroom with shower and toilet, a utility room with connections for washing machine and dryer, a spacious living room with a fully equipped kitchenette and a space ideal for a large dining table for up to eight people. The living room has access to the balcony through four French doors. The storage space on the ground floor is very practical with built-in cupboards along the entire wall under the staircase. Upstairs there are three bedrooms with fitted wardrobes and furniture, a utility room and a second bathroom with bath and toilet.

Throughout the apartment there is quality wooden flooring, security entrance door, air conditioning, designer dimmable lighting, large format ceramic tiles combined with wood and black sanitary ware in the bathrooms. The kitchen is fully fitted with Siemens appliances - dishwasher, oven, fridge-freezer, induction hob and microwave. The wooden ceiling with exposed beams gives the whole lower floor a very cosy feel. There is also a cellar for the convenience of the tenants.

The maisonette is located in a popular area of Old Zizkov, which is easily accessible thanks to the proximity of the Seifertova tram stop and the U Památníku bus stop on Husitská Street. There is a full range of civic amenities and many great restaurants and cafes nearby. Within walking distance are the popular Vítkov Park, St. Prokop's Church and the University of Economics. This apartment is a 30-minute walk from the city centre and Wenceslas Square, making it ideal for those who want to live in a quiet and peaceful location with excellent accessibility.

Common charges for electricity, heating and water are 12,630 CZK per month. Internet is available in the building for 350 CZK per month. Parking is available in front of the house in the blue zone.

Available immediately.