



## Apartment Three-bedroom (4+kk)

Rented

174 m<sup>2</sup>, Prague 3, Vinohrady, Laubova





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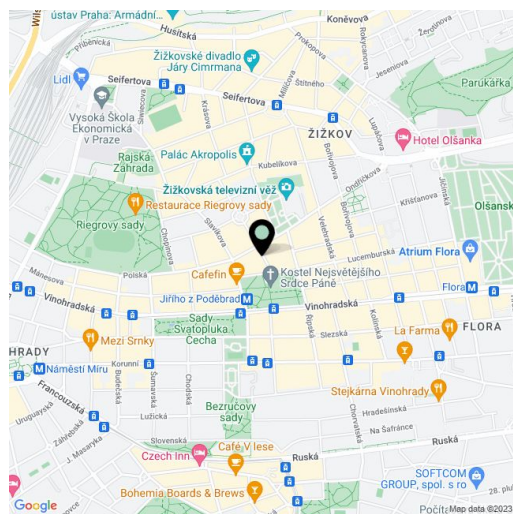
174 m², Prague 3, Vinohrady, Laubova

Total area	176 m²
Floor area*	174 m²
Balcony	2 m²
Parking	One parking space located 350m from the building is included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges EUR 125/person/month. Deposit for water and heating CZK 10.000/month. Electricity will be transferred to the tenant's name.
PENB	G
Reference number	28818
Available from	Immediately

Boasting views of Jiřího z Poděbrad Square and the unique modern Church of the Most Sacred Heart of Our Lord, this attractive, air-conditioned, unfurnished 3-bedroom 3-bathroom apartment is situated on the fourth floor of a completely refurbished Art Nouveau building with an elevator and preserved original features. Conveniently located in the popular Vinohrady residential area around Jiřího z Poděbrad Square with a metro station and tram links, and full urban amenities within easy reach.

The interior of this corner apartment includes a spacious living room with a fully fitted open plan kitchen and dining area, a master bedroom with a walk-in closet and a fully equipped en-suite bathroom with a tub, shower, and toilet, two bedrooms, a bathroom with a shower, a guest toilet, and an entry hall.

High standard materials and finishes, large windows, solid wood parquet floors, tiles, security entry door, built-in wardrobes, gas boiler, high quality appliances incl. a washer/dryer, plenty of storage space, cellar. Unfurnished, possible to furnish at a higher rent. One parking space located 350m from the building is included in the rent. Available from mid May 2023.



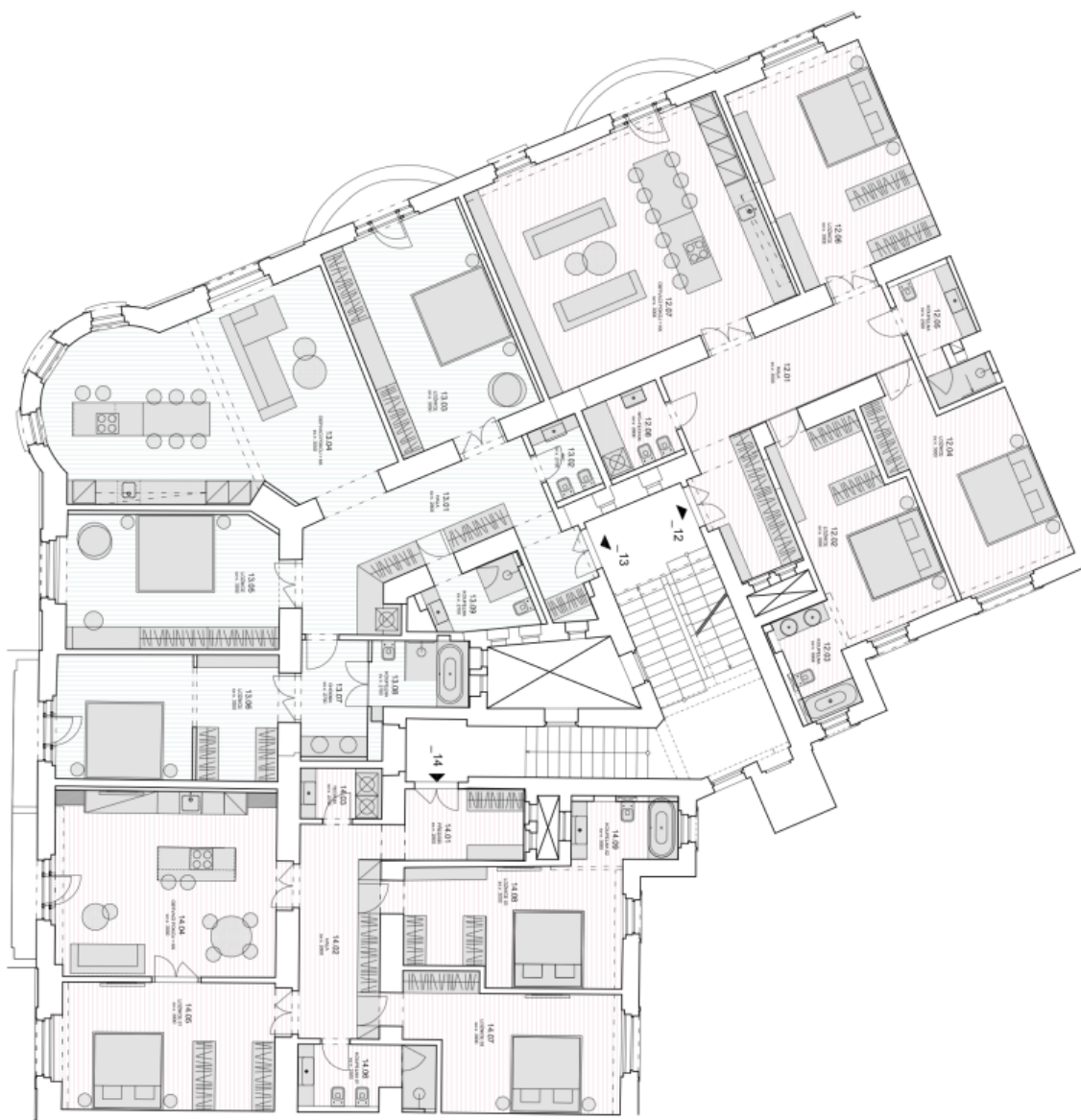
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Rented



byť c. 14. AKK

VARIANTA VÝSTAVBY		
C.M.	ROZLOHA	PLOCHA m <sup>2</sup>
14.01	ROZLOHA	7,1
14.02	ROZLOHA	14,0
14.03	ROZLOHA	3,5
14.04	ROZLOHA	3,5
14.05	ROZLOHA	3,5
14.06	ROZLOHA	3,5
14.07	ROZLOHA	3,5
14.08	ROZLOHA	3,5
14.09	ROZLOHA	3,5
14.10	ROZLOHA	3,5
CELKOVÁ		174,3

byť c. 13. AKK

VARIANTA VÝSTAVBY		
C.M.	ROZLOHA	PLOCHA m <sup>2</sup>
13.01	ROZLOHA	3,4
13.02	ROZLOHA	3,2
13.03	ROZLOHA	3,2
13.04	ROZLOHA	3,2
13.05	ROZLOHA	3,2
13.06	ROZLOHA	3,2
13.07	ROZLOHA	3,2
13.08	ROZLOHA	3,2
13.09	ROZLOHA	3,2
CELKOVÁ		171,8

byť c. 12. AKK

VARIANTA VÝSTAVBY		
C.M.	ROZLOHA	PLOCHA m <sup>2</sup>
12.01	ROZLOHA	3,4
12.02	ROZLOHA	3,2
12.03	ROZLOHA	3,2
12.04	ROZLOHA	3,2
12.05	ROZLOHA	3,2
12.06	ROZLOHA	3,2
12.07	ROZLOHA	3,2
12.08	ROZLOHA	3,2
12.09	ROZLOHA	3,2
CELKOVÁ		169,9