



Apartment Three-bedroom (4+kk)

Rented

161 m², Prague 3, Vinohrady, Laubova





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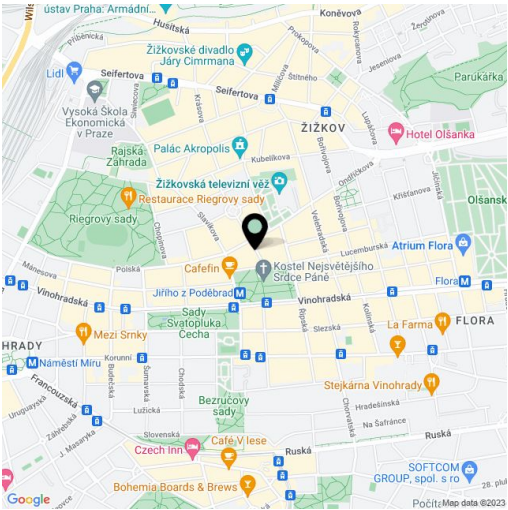
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Total area	163 m²
Floor area*	161 m²
Balcony	2 m²
Parking	One parking space located 350m from the building is included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges EUR 125/person/month. Monthly deposit for water and heating CZK 10,000. Electricity will be transferred to the tenant's name.
PENB	G
Reference number	28820
Available from	Immediately

Attractive unfurnished 3-bedroom 2-bathroom flat situated on the fourth floor of a completely refurbished Art-Nouveau building with a lift and preserved original features. Conveniently located in the popular Vinohrady residential area at Jiřího z Poděbrad Square with metro station and tram links, with full amenities within easy reach.

The interior includes a spacious living room with a fully fitted open kitchen and dining area, master bedroom with a walk-in closet and en-suite bathroom with tub, second bedroom with walk-in closet, bedroom facing courtyard, bathroom with shower, guest toilet and 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 and a wine fridge, 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.



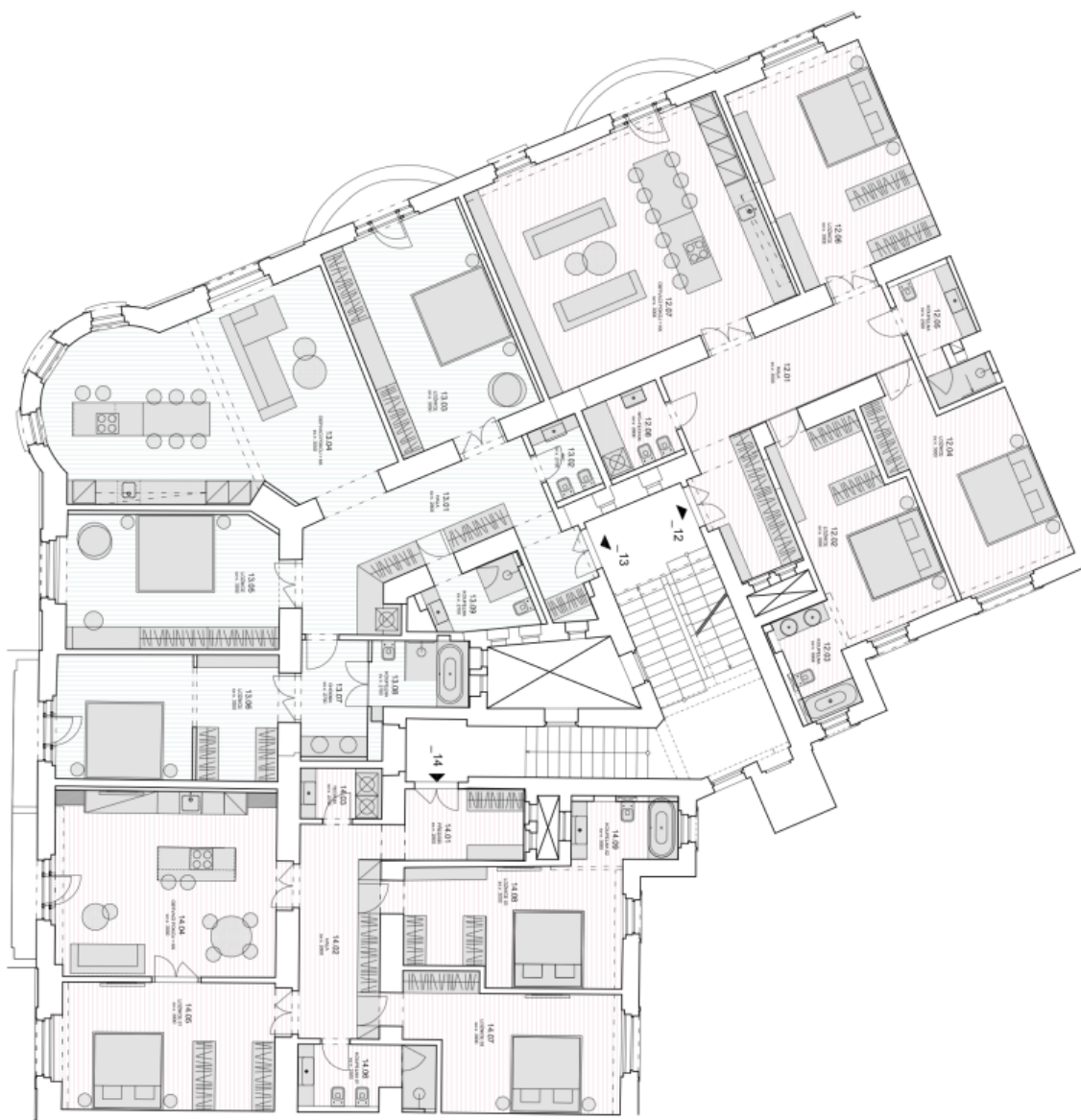
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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byť c. 14. AKK

VARIANTA VÝSTAVBY		
C.M.	INTERIÉR	PLOCHA m ²
14.01	PRŮJEM	7,1
14.02	HLA	14,0
14.03	TECH. M.	3,5
14.04	OBÝVAČ. PROST. + HK	30,0
14.05	KUCH. M.	2,8
14.06	KOUPELNA M.	6,8
14.07	KOUPELNA O.	20,2
14.08	KOUPELNA O.	21,3
14.09	KOUPELNA O.	5,6
CELKOVÁ		119,3

byť c. 13. AKK

VARIANTA VÝSTAVBY		
C.M.	INTERIÉR	PLOCHA m ²
13.01	HLA	24,4
13.02	WC	3,2
13.03	KUCH. M.	27,8
13.04	OBÝVAČ. PROST. + HK	50,8
13.05	KUCH. M.	20,3
13.06	KOUPELNA	24,2
13.07	KOUPELNA	6,4
13.08	KOUPELNA	5,5
13.09	KOUPELNA	6,2
CELKOVÁ		173,8

byť c. 12. AKK

VARIANTA VÝSTAVBY		
C.M.	INTERIÉR	PLOCHA m ²
12.01	HLA	24,5
12.02	KUCH. M.	20,7
12.03	KOUPELNA	6,3
12.04	KOUPELNA	21,7
12.05	KOUPELNA	6,3
12.06	KOUPELNA	20,9
12.07	OBÝVAČ. PROST. + HK	50,4
12.08	WC + TECHNICKÁ KUCH. M.	5,1
CELKOVÁ		162,9