svoboda@williams | CHRISTIE'S



Apartment Three-bedroom (4+kk)

166 m², Prague 3, Vinohrady, Laubova











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Rented

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166 m², Prague 3, Vinohrady, Laubova

Total area	170 m²
Floor area*	166 m²
Balcony	4 m ²
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.
PENB	G
Reference nur	nber 28838
Available from	Immediately

Vistor Praha: Armadoli. Vistor Praha: Armadol

* 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.

Boasting views of the Jiřího z Poděbrad Square and the unique modern Church Of The Most Sacred Heart Of Our Lord, this is an attractive air-conditioned unfurnished 3-bedroom 2bathroom flat. Situated on the first 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 of this corner flat includes a spacious living room with a fully fitted open kitchen and a dining area with access to the balcony, a master bedroom with a walk-in closet and a fully equipped en-suite bathroom with a bathtub, a shower and a toilet, two bedrooms (one with a balcony), a bathroom with a shower, a toilet and a bidet, and an entrance 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, can be furnished at a higher rent. One parking space located 350m from the building is included in the rent. Available from mid June 2023.

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WO	MISTNOST	PLOCHA m ²
ñ	HALA	21,0
i.g	VISIONACIA	2,4
1,03	LODWCE	19,8
1.04	NUTBERNY	5,6
.05	Logvace	20.7
98	KOUPELNA	7,2
1,07	Lobece	23,7
1.00	OB/YVIACI IPOROJ + KK	SHC
	CELVEN	134.9
byt 02 4	4+kk	
	TABULKA MİSTNOSTİ	
ŝ	MISTNOST	PLOCHA m ²
2.01	CHODBA	27.7
2.02	NUMBERNA	6'9
2.03	100MOE	21,0
2.04	LODWCE	9.6
2.05	OBV/V/JCI POWOJ + NKK	50,4
2.06		24.0
2.07	Lobrece	6,62
	CELVEN KOUPELHA LODNCE	1015
byt 03_2	kourezuk ceuzu 2+18	7.0 146.5
	8	7,0 198,5
	6	7.0 166.5
	- GR -	10.7
		9.0 166,5 FLOCHAm ² 10,7 9,0
		7,0 7,0 166,5 9,0 20,9 20,9
	OBIYO REL	7,0 7,0 166,5 9,0 28,9 35,4
	OBÝN B	7.0 7.0 1165.5 110.7 9.0 28.9 35.4 5.0
	CELA CELA	7,0 7,0 1165 10,7 5,0 23,3 5,0 5,0 5,0 23,3 35,4 5,0 5,0 23,3 35,4
	CELLA MAC	7,0 1965 1965 1967 1967 1967 1967 1967 1967 1969 1969
	CELU N	7,0 196,5 PLOCIM at 10,0 10,0 20,9 35,4 6,9 80,9 80,9
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	CB:40 (85%) (85%)	165 70 165 70 107 80 80 80 80 80 80 80 80 80 80 80 80 80
	CEL	7,0 194,5 194,5 10,7 10,7 10,7 10,7 10,7 10,7 10,7 10,7
		PLOCIM #7 196.5 10,7 10,7 10,7 5,0 20,3 5,6 6,6 90,3 10,6 10,0
		7,0 1945 PACCIMARP 16,7 20,9 30,4 6,9 80,9 80,9 80,9 80,9 80,9 15,8 15,8
		7,0 7,0 198,5 10,7 5,0 5,0 5,0 5,0 8,0 5,0 8,0 5,0 8,0 10,0 5,0 8,0 10,0 5,0 8,0 10,0 10,0 10,0 10,0 10,0 10,0 10,
		PACEINA #7 10,7 10,7 20,9 20,9 20,9 20,9 20,9 20,9 20,9 20,9

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