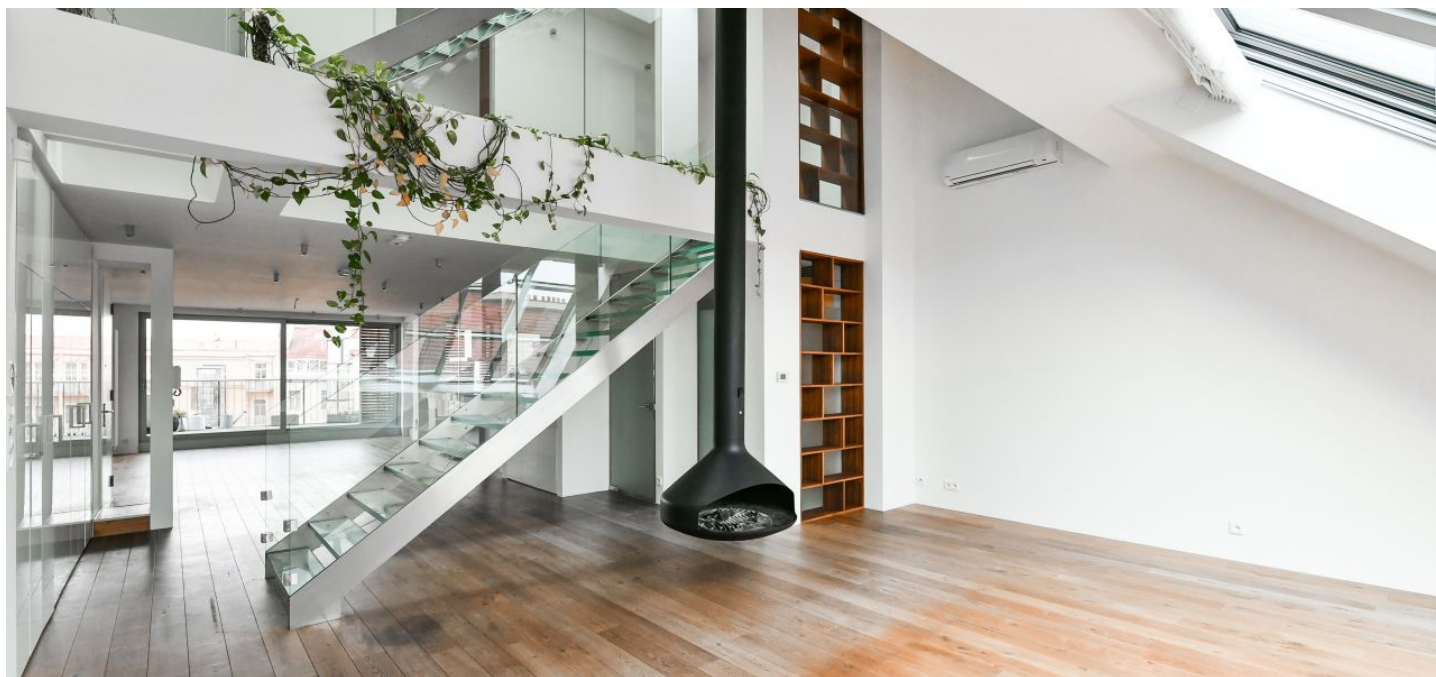


Apartment Three-bedroom (4+kk)

Rented

273 m², Prague 3, Vinohrady, Laubova

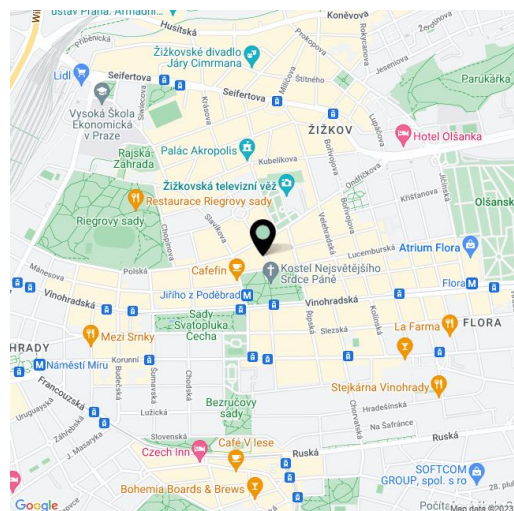


Apartment Three-bedroom (4+kk)

Rented

273 m², Prague 3, Vinohrady, Laubova

Total area	467 m²
Floor area*	273 m²
Terrace	194 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for service charges and utilities CZK 16,000/month.
PENB	G
Reference number	100276
Available from	Immediately



* 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.

Premium duplex with 3 terraces and a Jacuzzi. This air-conditioned, unfurnished 3-bedroom 2-bathroom attic apartment designed by an architect with terraces facing a quiet courtyard is on the fifth floor of a fully refurbished classic building with an elevator. Conveniently located in a quiet part of the popular residential area of Vinohrady just steps from the Jiřího z Poděbrad metro station, tram links, and a popular regular farmers' market. A location with very quick connections to the city center, full amenities within easy reach, within walking distance of the Atrium Flora shopping mall and Riegrovy Sady Park. Designed by the renowned Donlic studio.

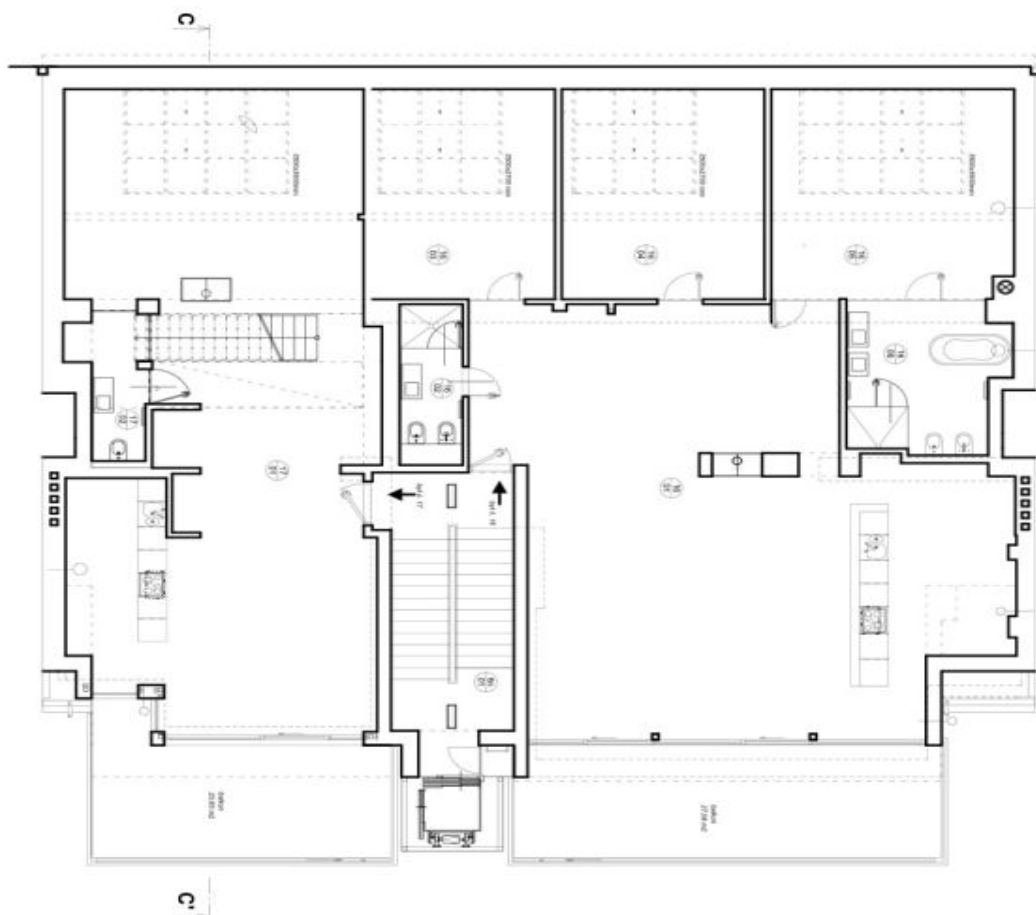
The lower level features a **100 sq. m. open plan living room** with a unique **suspended fireplace**, a fully fitted kitchen, a dining area, and access to the **terrace**, plus a guest toilet. The upper level consists of a master bedroom with a large fitted **walk-in closet** and a full bathroom, two more bedrooms with a shared full bathroom, and a spacious **gallery**. Two bedrooms and both bathrooms have access to a large terrace with a **Jacuzzi**. The third floor includes a huge **roof terrace** offering **panoramic views of Prague**.

High-quality materials and finishes, air-conditioning, hardwood floors, large-format tiles, security entry door, underfloor heating in the bathrooms, French and atelier windows, plenty of built-in wardrobes and storage, master switch, washer, dryer, Miele kitchen appliances, dishwasher, combination cooktop, steam oven, video entry phone, alarm that can be connected to a security agency, cellar. The apartment can be furnished at a higher rent. Two on-site **garage parking** spaces are available at CZK 5,000/space/month.

Apartment Three-bedroom (4+kk)

Rented

273 m², Prague 3, Vinohrady, Laubova



6.NP

BVT 6.16		PODLAHA
OZN	MÍSTNOST	m²
1601	obývací pokoj s kuchyní	106,65
1602	ložnice I	6,78
1603	ložnice II	21,73
1604	ložnice III	24,12
1605	koupelna II	29,59
1606	koupelna III	10,86
1607	WC	2,22
BVT 6.16 celkem		190,02

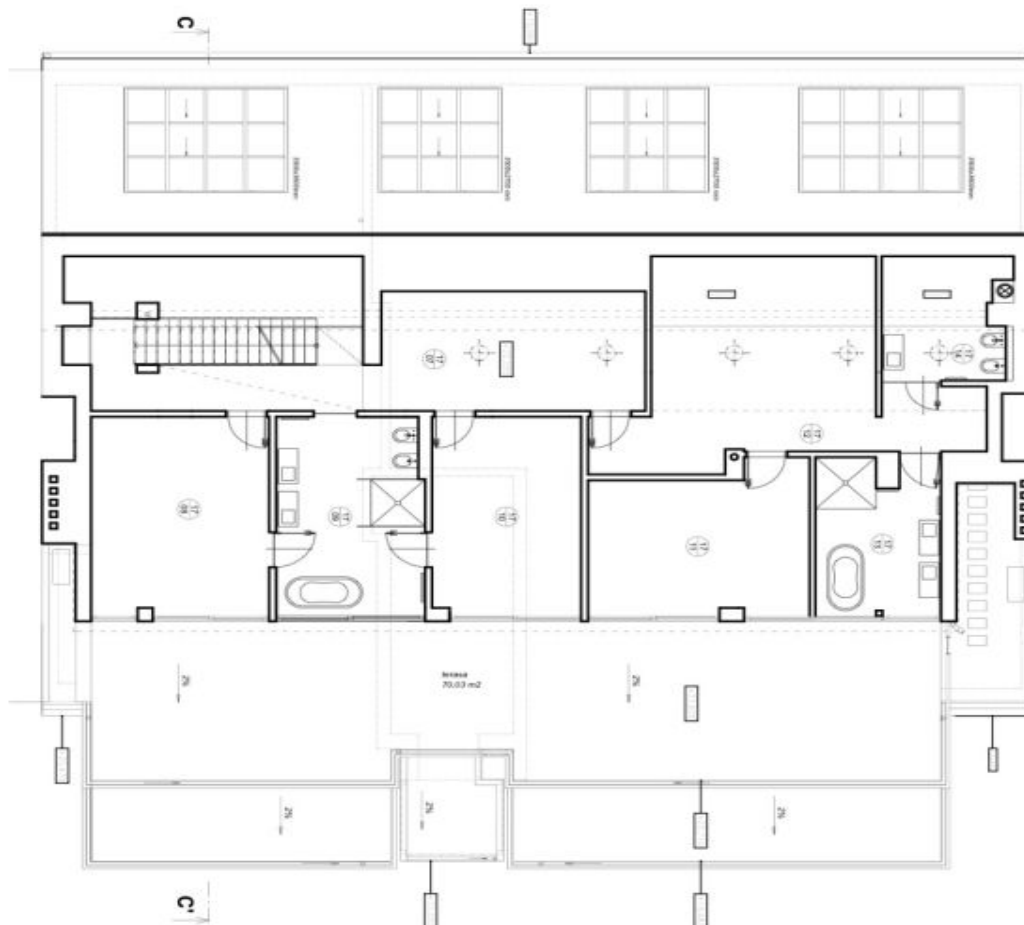
BVT 6.17 - 6.19		PODLAHA
OZN	MÍSTNOST	m²
1701	obývací pokoj s kuchyní	101,88
1702	WC	4,98
BVT 6.17 - 6.19 celkem		106,86

6. NP		PODLAHA
OZN	MÍSTNOST	m²
BVT 6.16 celkem		190,02
BVT 6.17 - 6.19 celkem		106,86
6. NP celkem		296,88

Apartment Three-bedroom (4+kk)

Rented

273 m², Prague 3, Vinohrady, Laubova



7.NP

BYT 6.17 - 7.76	
0261	MÍSTNOST
1707	občian
1708	občian I.
1709	občian I.
1710	občian II.
1711	občian II.
1712	občian
1713	občian II.
1714	WC
BYT 6.17 - 7.76 celkom	
	14231
BYT 6.17 - 8.71NP	
	19081
BYT 6.17 - 8.71NP	
	26402