



## Apartment Three-bedroom (4+kk)

Rented

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





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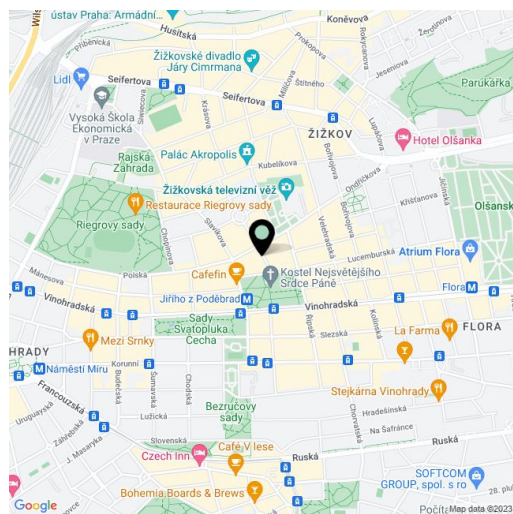
163 m², Prague 3, Vinohrady, Laubova

|                  |                                                                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total area       | 167 m²                                                                                                                                                |
| Floor area*      | 163 m²                                                                                                                                                |
| Balcony          | 4 m²                                                                                                                                                  |
| Parking          | One parking space located 350 m from the building is included in the rent.                                                                            |
| Garage           | Yes                                                                                                                                                   |
| Cellar           | Yes                                                                                                                                                   |
| Service price    | Common building charges CZK 3,000/person/month. Monthly deposit for water and heating CZK 4,000-5,000. Electricity will be transferred to the tenant. |
| PENB             | G                                                                                                                                                     |
| Reference number | 28832                                                                                                                                                 |
| 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 apartment is situated on the second floor of a completely refurbished Art Nouveau building with an elevator and preserved original features. Conveniently located in a popular Vinohrady residential area by Jiřího z Poděbrad Square with a metro station and tram links, with full 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 with access to the balcony, a master bedroom with a walk-in closet and a fully equipped en-suite bathroom with a tub, shower, and toilet, two bedrooms (one with a balcony), a bathroom with a shower, toilet, and bidet, and an entry hall.

High-standard materials and finishes, large windows, hardwood parquet floors, tiles, security entry door, built-in wardrobes, gas boiler, high-quality appliances incl. a washer/dryer, plenty of storage space, cellar. Unfurnished, possibility to furnish at a higher rent.



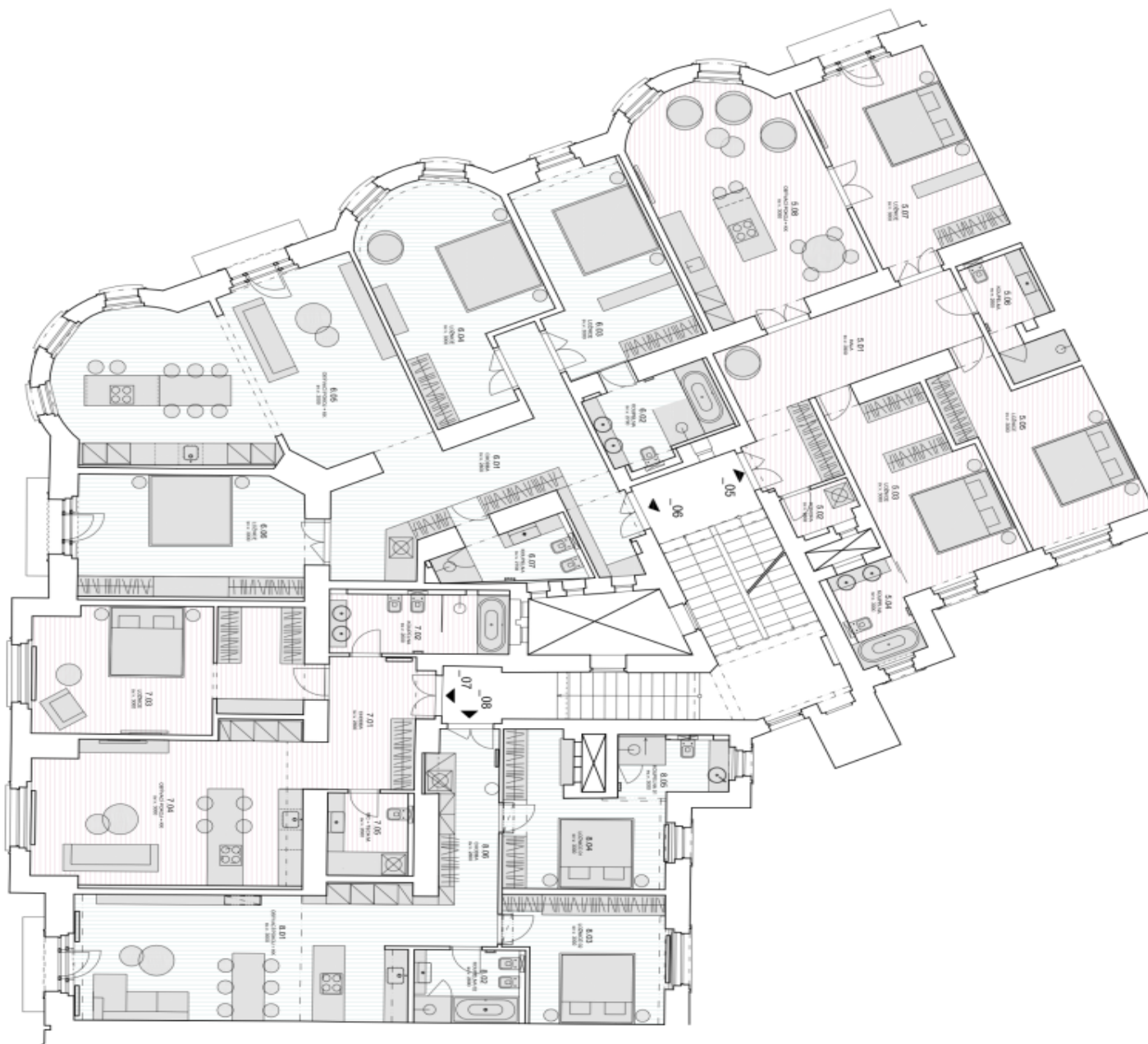
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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



byť 05\_4+kk

| Č.Ú.   | POKROV   | PLOCHA m <sup>2</sup> |
|--------|----------|-----------------------|
| 0.01   | HALA     | 21.6                  |
| 0.02   | KUCHYŇA  | 2.4                   |
| 0.03   | LOŽNICE  | 20.1                  |
| 0.04   | KOUPELNA | 5.8                   |
| 0.05   | LOŽNICE  | 20.9                  |
| 0.06   | KOUPELNA | 6.8                   |
| 0.07   | LOŽNICE  | 20.6                  |
| 0.08   | LOŽNICE  | 20.6                  |
| CELKEM |          | 153.3                 |

byť 06\_4+kk

| Č.Ú.   | POKROV   | PLOCHA m <sup>2</sup> |
|--------|----------|-----------------------|
| 0.01   | KUCHYŇA  | 2.7                   |
| 0.02   | KOUPELNA | 8.1                   |
| 0.03   | LOŽNICE  | 20.9                  |
| 0.04   | LOŽNICE  | 20.2                  |
| 0.05   | LOŽNICE  | 20.1                  |
| 0.06   | LOŽNICE  | 20.1                  |
| 0.07   | LOŽNICE  | 20.1                  |
| CELKEM |          | 105.3                 |

byť 07\_2+kk

| Č.Ú.   | POKROV   | PLOCHA m <sup>2</sup> |
|--------|----------|-----------------------|
| 0.01   | KUCHYŇA  | 11.7                  |
| 0.02   | KOUPELNA | 5.1                   |
| 0.03   | LOŽNICE  | 28.3                  |
| 0.04   | LOŽNICE  | 28.3                  |
| 0.05   | LOŽNICE  | 28.3                  |
| CELKEM |          | 93.7                  |

byť 08\_3+kk

| Č.Ú.   | POKROV   | PLOCHA m <sup>2</sup> |
|--------|----------|-----------------------|
| 0.01   | KUCHYŇA  | 11.7                  |
| 0.02   | KOUPELNA | 5.1                   |
| 0.03   | LOŽNICE  | 28.3                  |
| 0.04   | LOŽNICE  | 28.3                  |
| 0.05   | LOŽNICE  | 28.3                  |
| CELKEM |          | 93.7                  |