



## Apartment Three-bedroom (4+kk)

Rented

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





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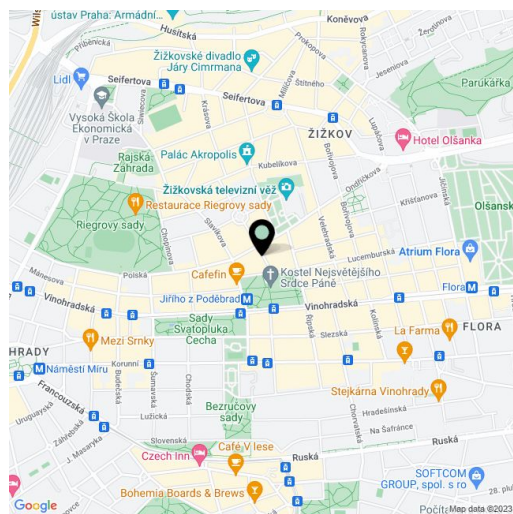
**Rented**166 m<sup>2</sup>, Prague 3, Vinohrady, Laubova

Total area	170 m <sup>2</sup>
Floor area*	166 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	One parking space located 350m from the building 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 number	28838
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 2-bathroom apartment is situated on the first floor of a completely refurbished Art Nouveau building with a lift and preserved original features. Conveniently located in a popular Vinohrady residential area by Jiřího z Poděbrad Square with a metro station and tram links, and full amenities within easy reach.

The interior of this corner unit 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 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, **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, can be furnished at a higher rent. One **parking space** located 350 m from the building is included in the rent.



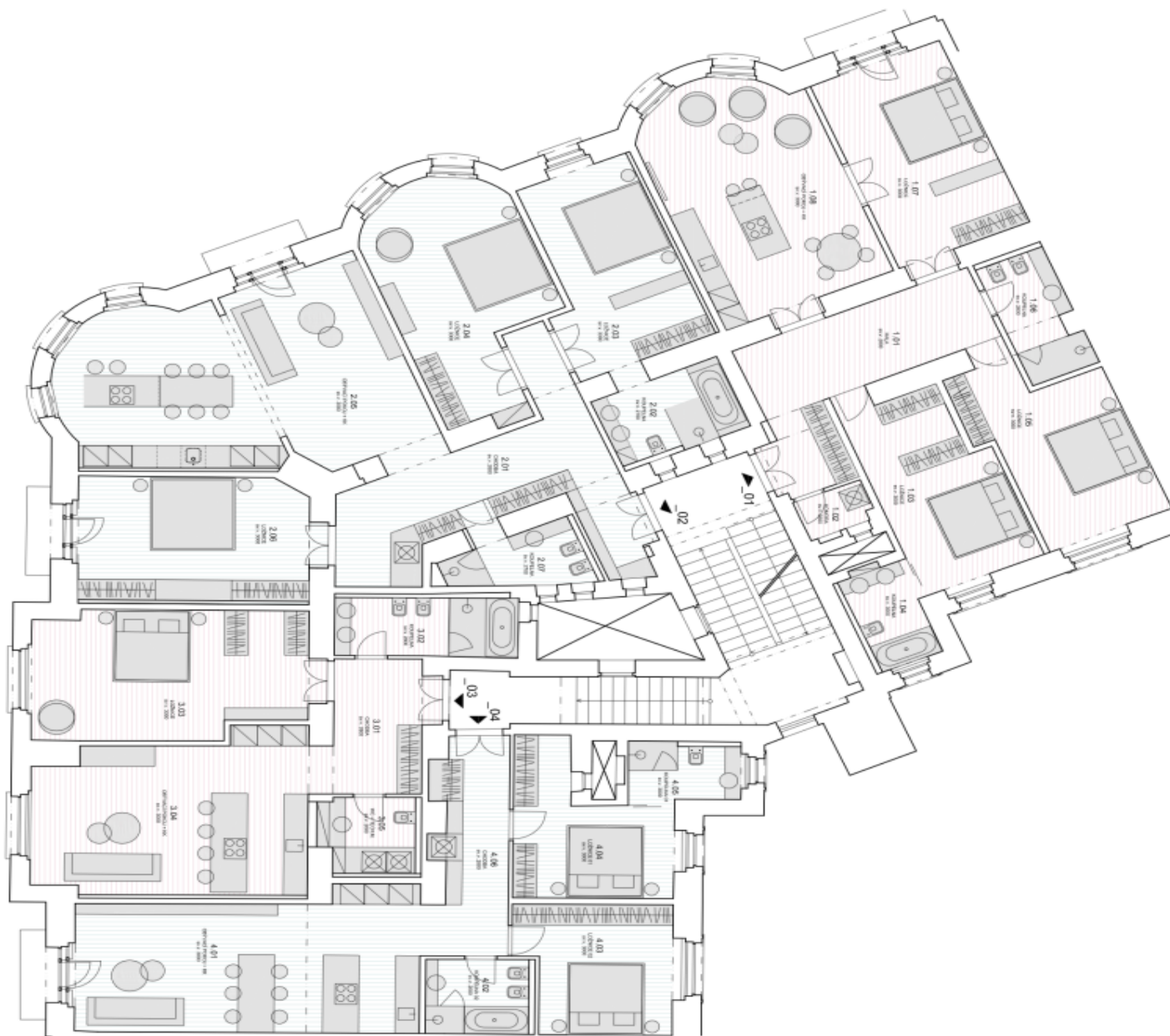
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+kk)

Rented

166 m², Prague 3, Vinohrady, Laubova



byl 01\_4+kk

TABULKA MĚŘENÍ		PLOCHA m²
C.M.	MĚŘENÍ	
1.01	HALA	21.0
1.02	KUCHYŇA	2.4
1.03	LÓŽNICE	10.0
1.04	KOUPELNA	5.6
1.05	LÓŽNICE	20.7
1.06	KOUPELNA	7.2
1.07	LÓŽNICE	23.7
1.08	OSTAVACÍ PRŮCHOD + HK	24.5
CELKEM		116.1

byl 02\_4+kk

TABULKA MĚŘENÍ		PLOCHA m²
C.M.	MĚŘENÍ	
2.01	CHODBA	27.7
2.02	KOUPELNA	6.0
2.03	LÓŽNICE	21.0
2.04	LÓŽNICE	26.6
2.05	OSTAVACÍ PRŮCHOD + HK	50.4
2.06	LÓŽNICE	24.9
2.07	KOUPELNA	7.0
CELKEM		116.5

byl 03\_2+kk

TABULKA MĚŘENÍ		PLOCHA m²
C.M.	MĚŘENÍ	
3.01	CHODBA	10.7
3.02	KOUPELNA	9.0
3.03	LÓŽNICE	20.9
3.04	OSTAVACÍ PRŮCHOD + HK	30.4
3.05	WC + TECH. M.	6.9
CELKEM		80.9

byl 04\_3+kk

TABULKA MĚŘENÍ		PLOCHA m²
C.M.	MĚŘENÍ	
4.01	OSTAVACÍ PRŮCHOD + HK	30.3
4.02	KOUPELNA	6.4
4.03	LÓŽNICE	15.0
4.04	LÓŽNICE	19.9
4.05	KOUPELNA	6.4
4.06	CHODBA	12.3
CELKEM		90.3