



## Apartment Three-bedroom (4+kk)

Rented

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



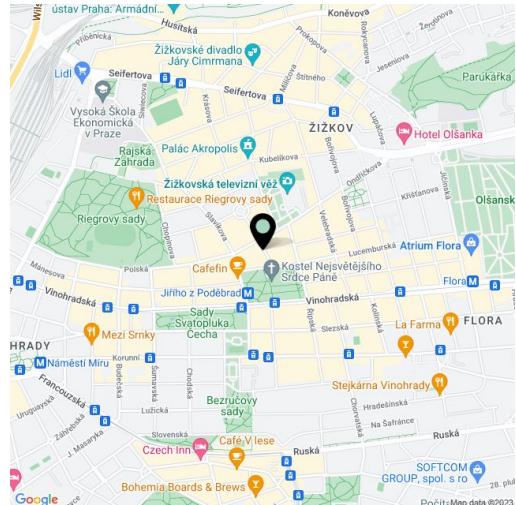


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166 m<sup>2</sup>, Prague 3, Vinohrady, Laubova

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



\* 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 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.

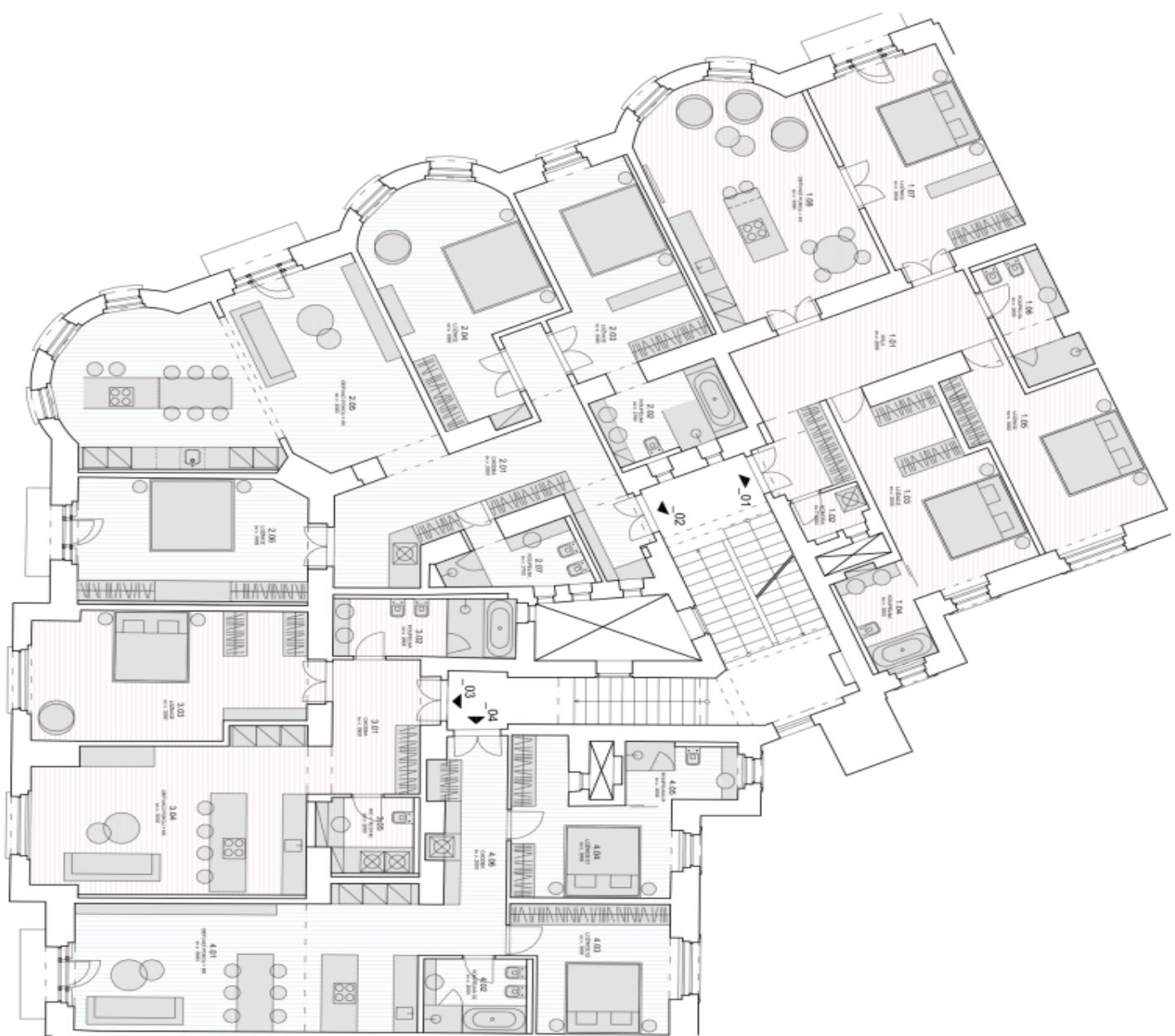
High-standard materials and finishes, large windows, **hardwood parquet floors**, tiles, security entry door, built-in wardrobes, gas boiler, high quality appliances incl. a washer/dryer, plenty of storage space, **cellar**. Unfurnished, can be furnished at a higher rent. One **parking space** located 350 m from the building is included in the rent.



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Rented



byt 04_3+kk		
TABUĽKA MIERENOSTI		
č. m.	MIESTNOST	PLÔDINA m <sup>2</sup>
1.01	CHODA	27,7
3.02	KUPEĽNA	6,9
2.03	LOŽNICE	21,9
2.04	LOŽNICE	20,9
2.05	OBÝVACÍ POKOJ + K. K.	30,4
2.06	LOŽNICE	24,9
2.07	KUPEĽNA	7,0
3.03	LOŽNICE	18,5
3.04	OBÝVACÍ POKOJ + K. K.	30,4
3.05	KUPEĽNA	10,7
3.06	CHODA	10,7
3.07	CHODA	10,7
4.01	CHODA	10,7
4.02	KUPEĽNA	6,9
4.03	LOŽNICE	15,9
4.04	LOŽNICE	15,9
4.05	KUPEĽNA	6,9
4.06	CHODA	15,2

byt 04_2+kk		
TABUĽKA MIERENOSTI		
č. m.	MIESTNOST	PLÔDINA m <sup>2</sup>
1.01	CHODA	30,7
3.02	KUPEĽNA	6,9
3.03	LOŽNICE	20,9
3.04	OBÝVACÍ POKOJ + K. K.	30,4
3.05	KUPEĽNA	6,9
3.06	CHODA	10,7

byt 02_4+kk		
TABUĽKA MIERENOSTI		
č. m.	MIESTNOST	PLÔDINA m <sup>2</sup>
2.01	CHODA	27,7
2.02	KUPEĽNA	6,9
2.03	LOŽNICE	21,9
2.04	LOŽNICE	20,9
2.05	OBÝVACÍ POKOJ + K. K.	30,4
2.06	LOŽNICE	24,9
2.07	KUPEĽNA	7,0
3.01	CHODA	30,7
3.02	KUPEĽNA	6,9
3.03	LOŽNICE	15,9
3.04	OBÝVACÍ POKOJ + K. K.	30,4
3.05	KUPEĽNA	6,9
3.06	CHODA	10,7
3.07	CHODA	10,7
4.01	CHODA	10,7
4.02	KUPEĽNA	6,9
4.03	LOŽNICE	15,9
4.04	LOŽNICE	15,9
4.05	KUPEĽNA	6,9
4.06	CHODA	15,2