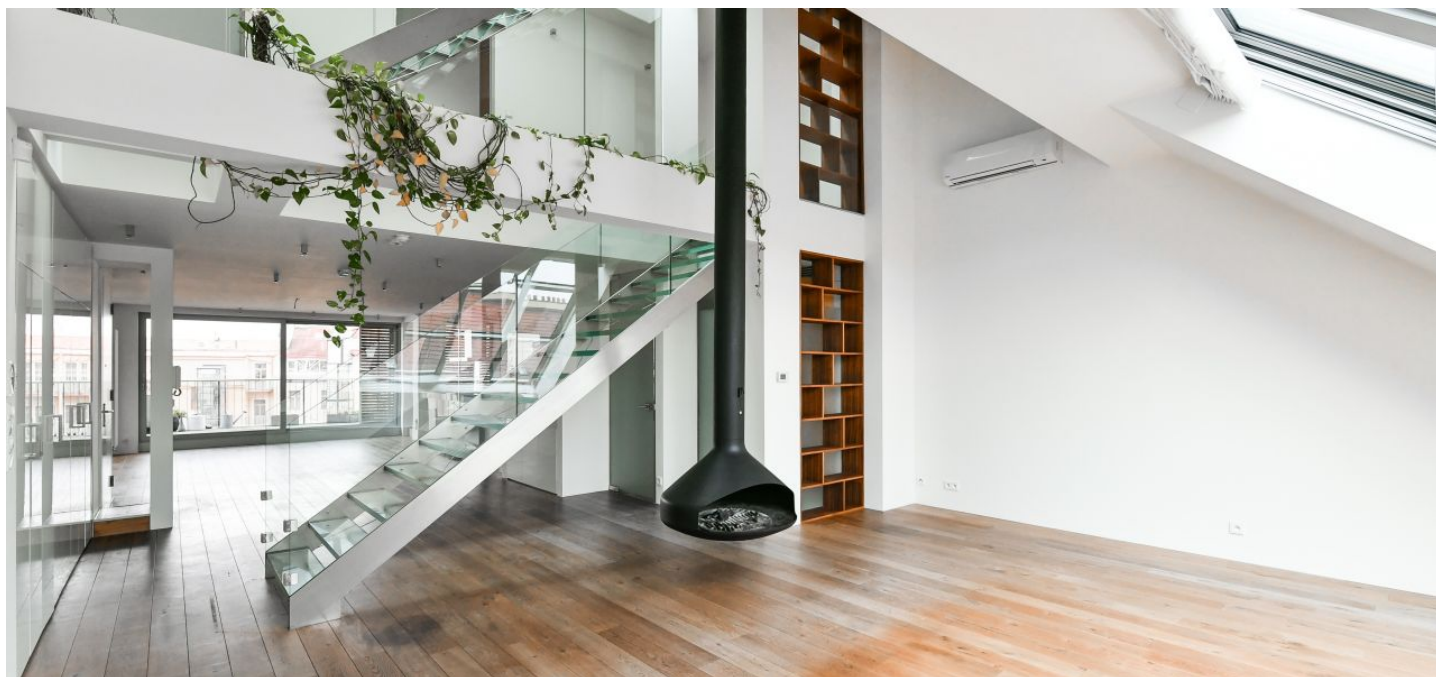




## Apartment Three-bedroom (4+kk)

Rented

273 m<sup>2</sup>, Praha 3, Vinohrady, Laubova





## Apartment Three-bedroom (4+kk)

Rented

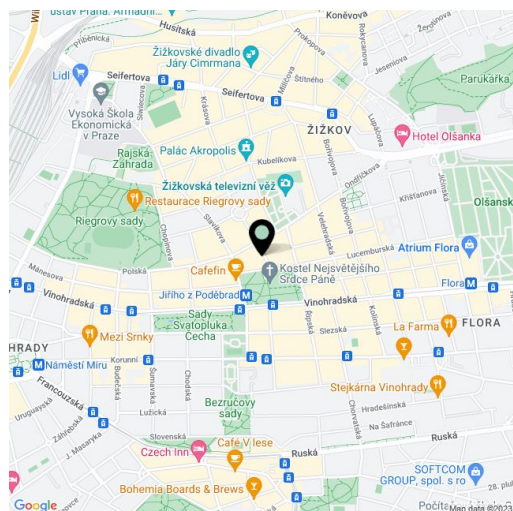
273 m<sup>2</sup>, Praha 3, Vinohrady, Laubova

Total area	467 m <sup>2</sup>
Floor area*	273 m <sup>2</sup>
Terrace	194 m <sup>2</sup>
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

**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.



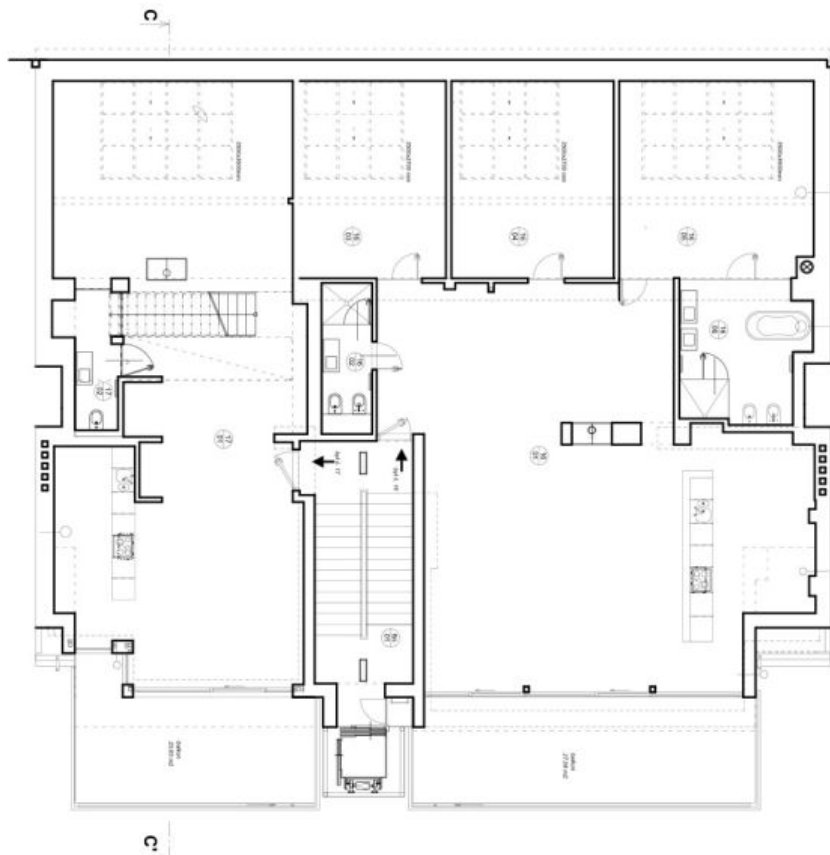
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+kk)

273 m<sup>2</sup>, Praha 3, Vinohrady, Laubova

Rented



## 6.NP

B/T 6.16		počet	PROJEKČNÍ
0201	MÍSTNOST	108,65	obývací pokoj
0402	obývací pokoj s kuchyní	3,78	terasa
0403	Kuchyně I.	21,73	obývací pokoj
0404	obývací II.	24,12	obývací pokoj
0405	obývací III.	28,59	obývací pokoj
0406	obývací IV.	10,86	terasa
0407	ves	2,22	terasa
B/T 6.16 celkem		194,92	

B/T 6.17 - 6.19		počet	PROJEKČNÍ
0201	MÍSTNOST	191,83	obývací pokoj
0401	obývací pokoj s kuchyní	4,98	terasa
0402	ves	4,98	terasa
B/T 6.17 - 6.19 celkem		196,81	

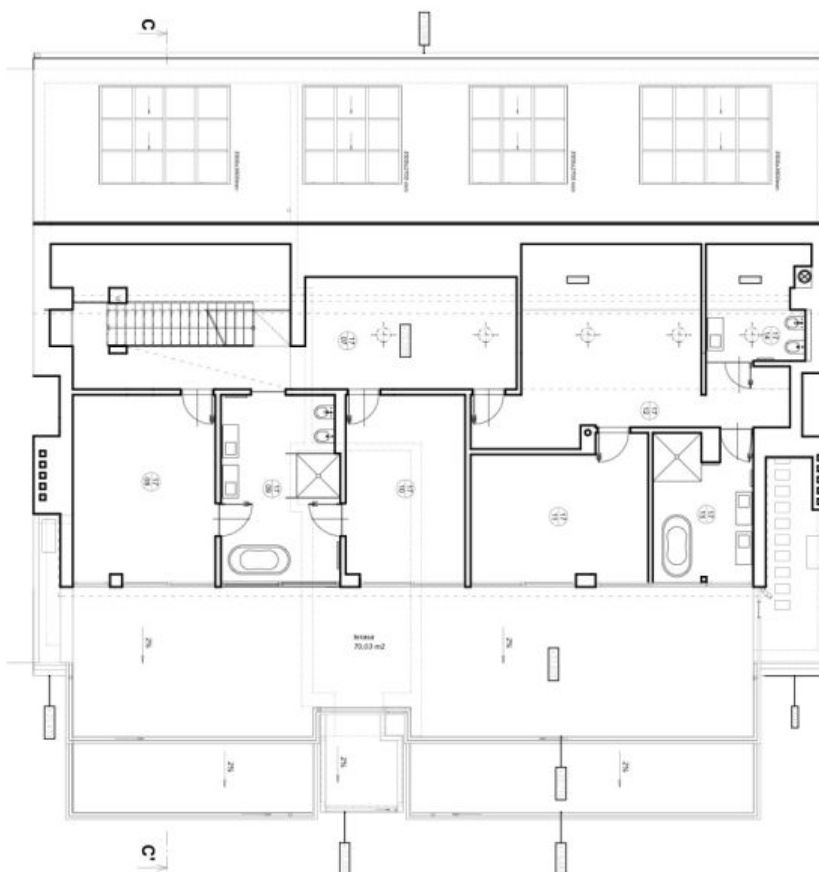
KDOU		počet	terasa
0401	terasa	20,28	



# Apartment Three-bedroom (4+kk)

273 m<sup>2</sup>, Praha 3, Vinohrady, Laubova

Rented



7.NP

OBJEKT	ADRESA	PRŮPLACH	PROJEKTOVANÝ
71207	č. p. 1000/1000	23.84	div. garáž
71208	č. p. 1000/1000	20.01	div. parkov.
71209	č. p. 1000/1000	16.87	skladovací
71210	č. p. 1000/1000	18.85	div. parkov.
71211	č. p. 1000/1000	17.71	skladovací
71212	č. p. 1000/1000	32.29	div. garáž
71213	č. p. 1000/1000	14.07	skladovací
71214	č. p. 1000/1000	8.68	div. garáž
BRT 6.17 - 7. NP celkem			
		156.81	
BRT 6.17 - 4. NP celkem			
		126.02	