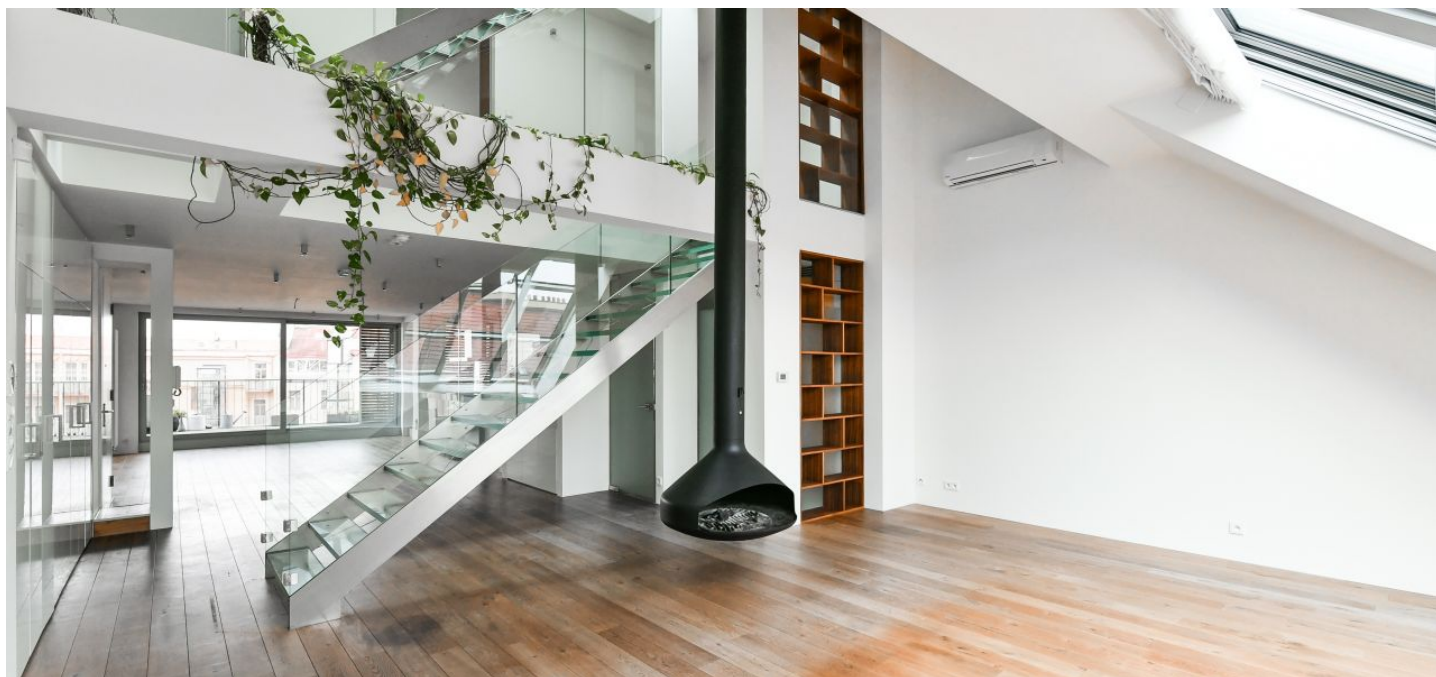




Apartment Three-bedroom (4+kk)

Rented

273 m², Prague 3, Vinohrady, Laubova





Apartment Three-bedroom (4+kk)

Rented

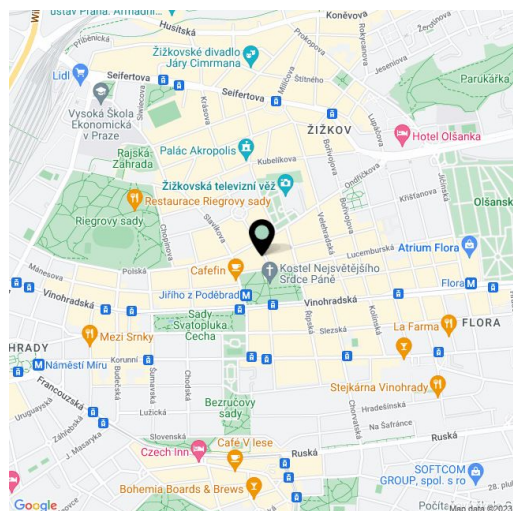
273 m², Prague 3, Vinohrady, Laubova

Total area	467 m ²
Floor area*	273 m ²
Terrace	194 m ²
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.



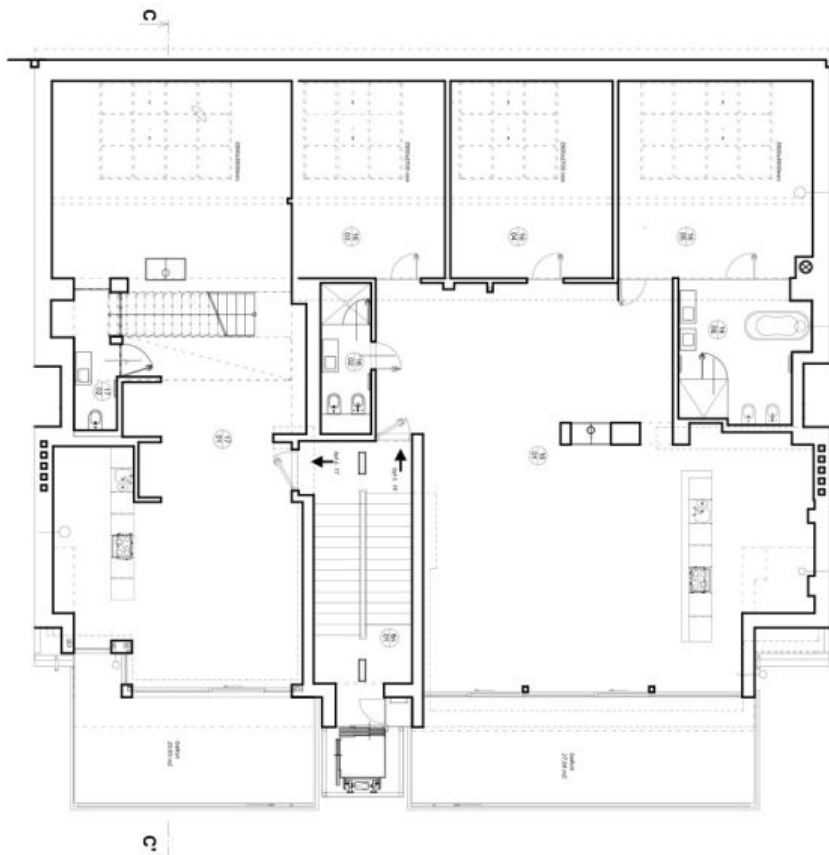
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

273 m², Prague 3, Vinohrady, Laubova

Rented



6.NP

B/T 6.16			
CDN	MĚSTVOST	m ²	PROJEKTA
5621	občianske prázdné a kuchyn'	106.65	obv. garáž
5622	Kuchynka I.	5.78	skladov. priestor
5623	občianske I.	21.73	obv. garáž
5624	občianske II.	24.12	obv. garáž
5625	občianske III.	28.59	obv. garáž
5626	skladov. priestor II.	10.86	skladov. priestor
5627	ves	2.22	skladov. priestor
B/T 6.16 celkom		194.92	

B/T 6.17 - 6.19			
CDN	MĚSTVOST	m ²	PROJEKTA
17101	občianske prázdné a kuchyn'	191.83	obv. garáž
17102	ves	4.98	skladov. priestor
B/T 6.17 - 6.19 celkom		196.81	

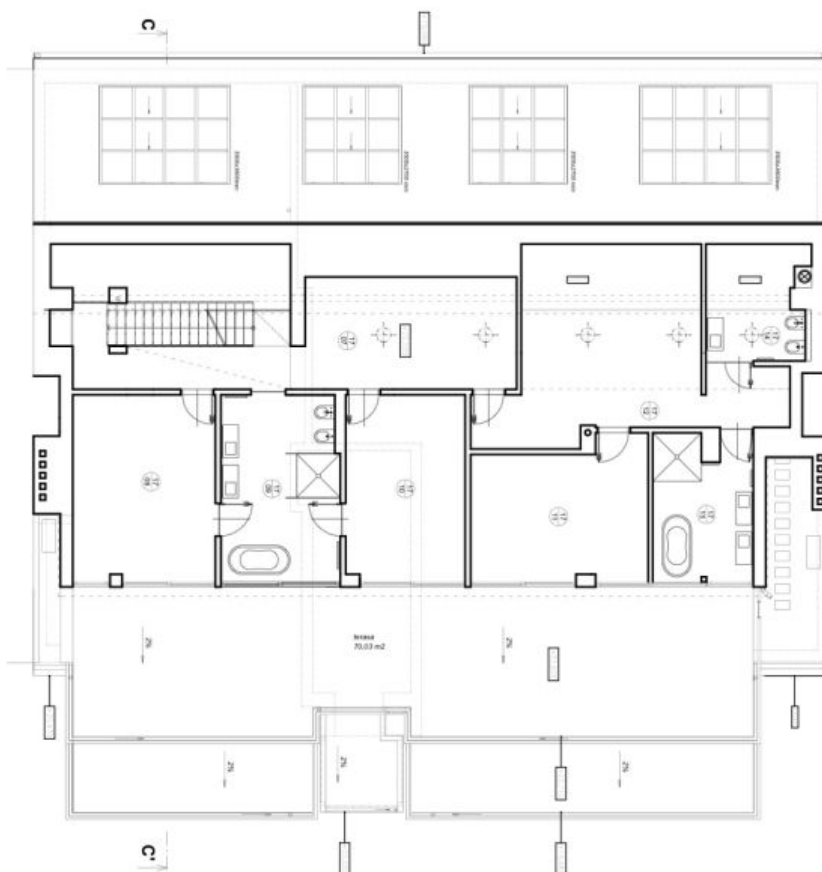
KODY			
skupina	skupina	veľkosť	typ
6001	skupina	20.08	terasa



Apartment Three-bedroom (4+kk)

273 m², Prague 3, Vinohrady, Laubova

Rented



7.NP

ČDN	NÁSTAVOST	m ²	POUŽITÍ
0707	chodba	23.84	div. použití
0708	ložnice I.	20.01	div. použití
0709	ložnice II.	16.87	spaní
0710	ložnice III.	18.85	div. použití
0711	ložnice IV.	17.71	spaní
0712	ložnice V.	32.29	div. použití
0713	ložnice VI.	14.07	spaní
0714	WC	6.68	div. použití
BRT 6.17 - 7. NP celkem		147.21	
BRT 6.17 - 4. NP celkem		106.81	
BRT 6.17 6.+7.NP		254.02	