



Apartment Three-bedroom (4+kk)

Rented

140 m², Praha 3, Vinohrady, Laubova





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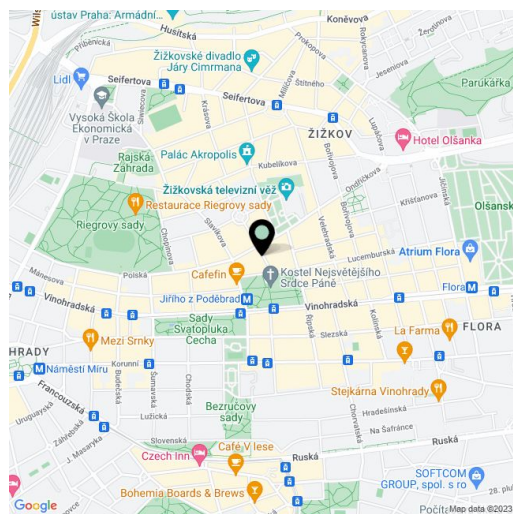
140 m², Praha 3, Vinohrady, Laubova

Total area	142 m ²
Floor area*	140 m ²
Balcony	2 m ²
Parking	One parking space located 350m from the building is included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges EUR 125/person/month. Monthly deposit for hot water and heating CZK 10,000. Electricity will be transferred to the tenant.
PENB	G
Reference number	100890
Available from	Immediately

Boasting views of Jiřího z Poděbrad Square and the unique modern Church of the Most Sacred Heart of Our Lord, this brand new attractive air-conditioned unfurnished apartment is situated on the 4th 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, and full amenities within easy reach.

The interior includes a spacious living room with a fully fitted open plan kitchen and dining area, a master bedroom with a walk-in closet and en-suite bathroom with a bathtub, two bedrooms, a bathroom with a shower, toilet, and bidet, a utility room, 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, possible to furnish at a higher rent. One garage parking space (located approx. 350m from the building) is included in the rent.



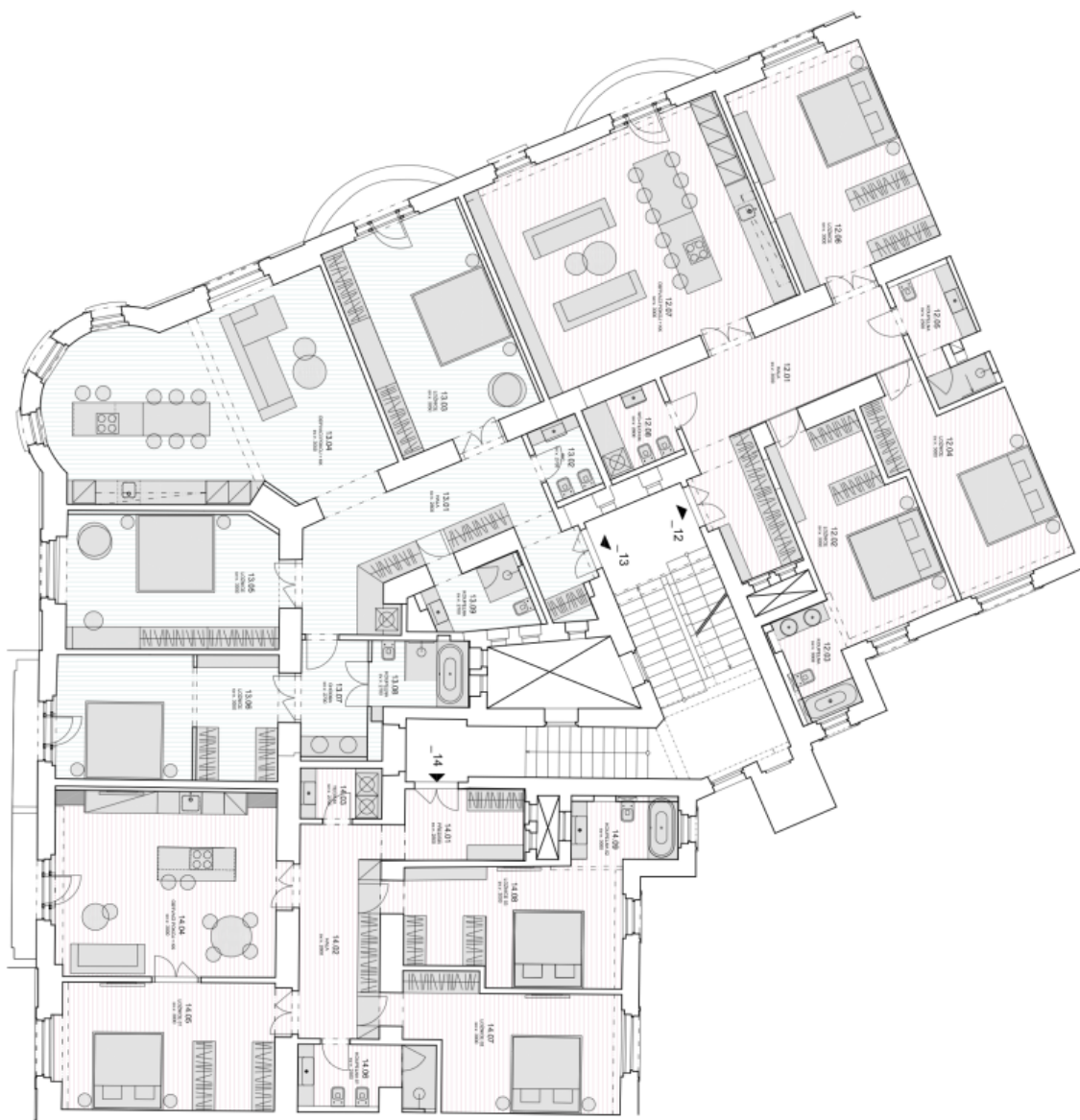
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č. 12 4kk

Č. k.	POPIS	POCITA M ²
12.01	HÁLA	34,5
12.02	LOŽNICE	20,7
12.03	KUCHYŇKA	6,3
12.04	LOŽNICE	21,7
12.05	KUCHYŇKA	6,3
12.06	LOŽNICE	20,9
12.07	KUCHYŇKA	6,4
12.08	WC + TECHNICKÝ MÍSTNOST	5,1
CELKEM		162,9

Byt č. 13 4kk

Č. k.	POPIS	POCITA M ²
13.01	HÁLA	24,4
13.02	WC	3,2
13.03	LOŽNICE	27,8
13.04	OBYVACÍ PRŮCHOD + HK	9,8
13.05	LOŽNICE	26,3
13.06	LOŽNICE	24,2
13.07	KUCHYŇKA	6,4
13.08	KUCHYŇKA	5,9
13.09	KUCHYŇKA	6,2
13.10	KUCHYŇKA	17,8
CELKEM		173,8

Byt č. 14 4kk

Č. k.	POPIS	POCITA M ²
14.01	HÁLA	7,1
14.02	HÁLA	14,0
14.03	TECH. M.	3,5
14.04	OBYVACÍ PRŮCHOD + HK	32,9
14.05	LOŽNICE	23,8
14.06	KUCHYŇKA	6,8
14.07	LOŽNICE	22,2
14.08	LOŽNICE	21,3
14.09	KUCHYŇKA	5,6
CELKEM		178,3