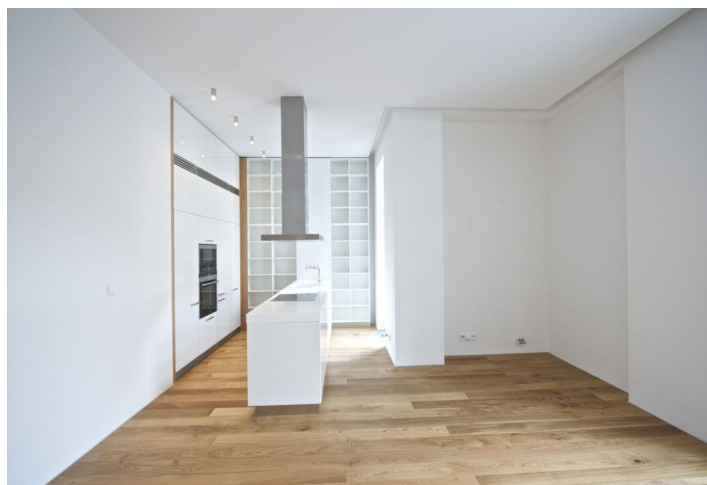




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

**Rented**71 m<sup>2</sup>, Praha 3, Vinohrady, Laubova

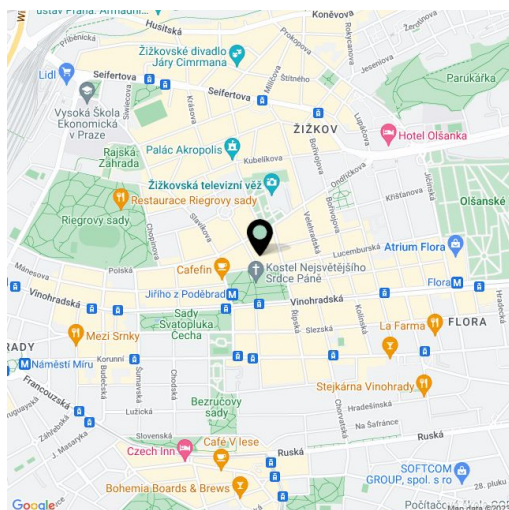
Total area	86 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	14788
Available from	Immediately

**Brand new architect designed 1-bedroom apartment with a 15 m<sup>2</sup> patio facing the quiet courtyard on the upper ground floor of a newly fully refurbished classic building with a lift.**

Conveniently located in a quiet part of the popular residential area of Vinohrady with full amenities, just steps from Jiřího z Poděbrad metro station, a short walk to Riegrovy Sady Park.

With quality materials and finishes, the apartment features a fully fitted open plan kitchen with integrated appliances and lots of cupboard space, living room with terrace access, one bedroom with built-in wardrobes and terrace access, shower bathroom with toilet, bidet and closet/laundry room, and entry hall with built-in wardrobes.

Tall clean lines, wood floors, French windows, security door, recessed lighting, central switch, washer, dryer, satellite and Internet connection, alarm that can be connected to a security agency, video entry phone. Design by the renowned Donlic studio. Can be furnished at a higher rent. Common building charges CZK 1000/person/month and deposit for utilities CZK 4000/month.



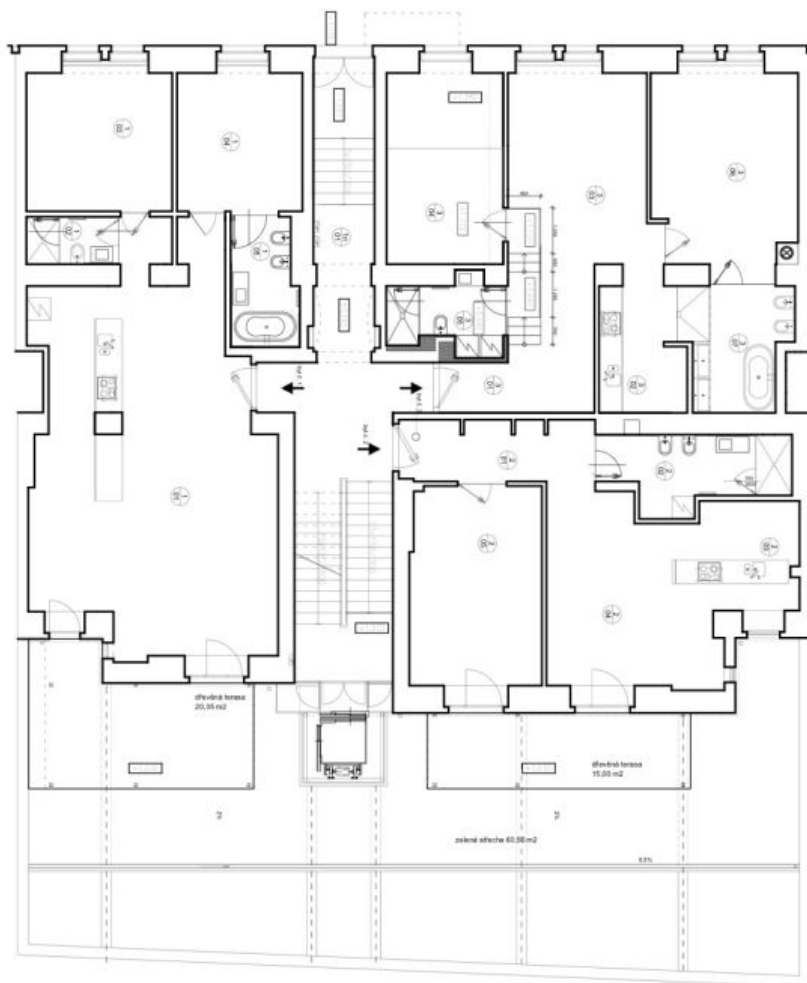
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment One-bedroom (2+kk)

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

Rented



## 1.NP

BRT 6.1		
ČDN	NÁSTAVOST	PODLAHA
3101	obývací pokoj + kuchyň	66,76
3102	spalovna I.	3,36
3103	spalovna II.	15,61
3104	ložn. + l.	13,37
3105	spalovna III.	3,20
BRT 6.1 celkem		106,29

BRT 6.2		
ČDN	NÁSTAVOST	PODLAHA
2101	chodba	8,88
2102	spalovna	9,37
2103	kuchyň + jídelna	18,10
2104	obývací pokoj	14,20
2105	ložnice	20,78
BRT 6.2 celkem		71,43

BRT 6.3		
ČDN	NÁSTAVOST	PODLAHA
3101	chodba	11,19
3102	kuchyň	8,57
3103	obývací pokoj + ložnice	22,32
3104	spalovna I.	17,65
3105	spalovna II.	5,87
3106	spalovna III.	21,93
3107	spalovna III.	9,40
BRT 6.3 celkem		96,93

SÚM		
schodiště + chodba	46,38	vnější