



## Apartment Two-bedroom (3+kk)

Rented

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





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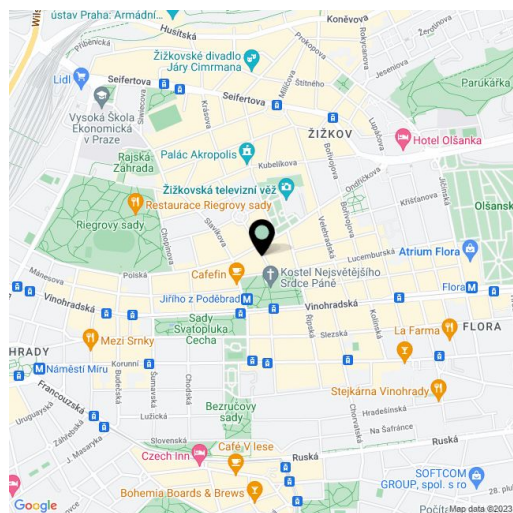
97 m<sup>2</sup>, Prague 3, Vinohrady, Laubova

Total area	97 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Common building charges and utilities CZK 8,000/month.
PENB	G
Reference number	14789
Available from	Immediately

**This unfurnished designer apartment with 2 bedrooms is on the upper ground floor of a newly fully refurbished classic building with an elevator located in a quiet part of Vinohrady with full amenities, just steps from the Jiřího z Poděbrad metro station, a short walk to Riegrovy Sady Park.**

With quality materials and finishes, the apartment features a living room with a fully fitted open plan kitchen with integrated appliances, two bedrooms with built-in wardrobes, one of them accessible by a short staircase from the living room, a full bathroom, a shower bathroom with a toilet, and a laundry cupboard.

Tall clean lines, wooden floors, built-in wardrobe, security door, recessed lighting, central switch, washer, dryer, satellite and Internet connection, alarm that can be connected to a security agency, video entry phone, safe, cellar. Designed by the renowned Donlic studio. Can be furnished at a higher rent.



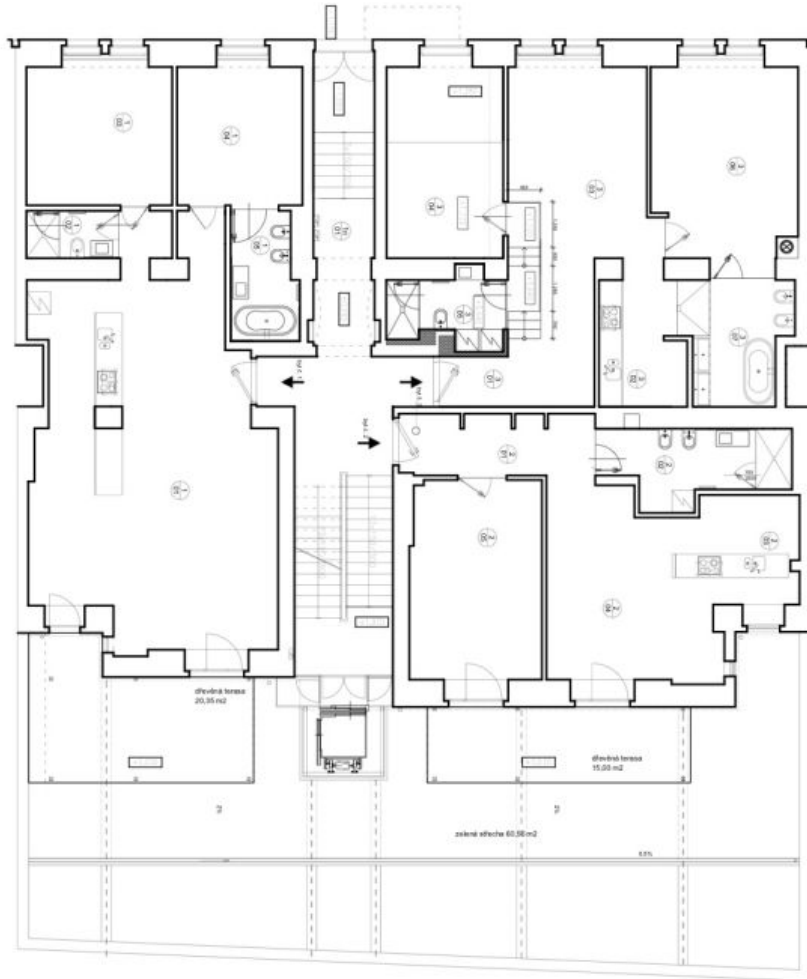
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## 1.NP

BR7 E.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
BR7 E.1 celkem		106,29

BR7 E.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
BR7 E.2 celkem		71,43

BR7 E.3		
ČDN	NÁSTAVOST	PODLAHA
3101	chodba	11,19
3102	hospitál	8,57
3103	obývací pokoj + jídelna	22,32
3104	spalovna I.	17,65
3105	spalovna II.	5,87
3106	spalovna III.	21,93
3107	spalovna III.	9,40
BR7 E.3 celkem		96,93

SVO7		
schodiště + výtah	46,38	vnější