



Apartment Three-bedroom (4+kk)

Rented

174 m², Prague 3, Vinohrady, Laubova





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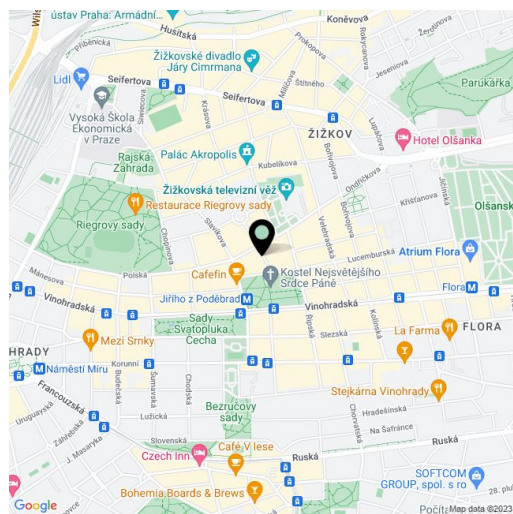
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Total area	176 m ²
Floor area*	174 m ²
Balcony	2 m ²
Parking	One parking space located 350m from the building is included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges EUR 125/person/month. Deposit for water and heating CZK 10.000/month. Electricity will be transferred to the tenant's name.
PENB	G
Reference number	28818
Available from	Immediately

Boasting views of Jiřího z Poděbrad Square and the unique modern Church of the Most Sacred Heart of Our Lord, this attractive, air-conditioned, unfurnished 3-bedroom 3-bathroom apartment is situated on the fourth floor of a completely refurbished Art Nouveau building with an elevator and preserved original features. Conveniently located in the popular Vinohrady residential area around Jiřího z Poděbrad Square with a metro station and tram links, and full urban amenities within easy reach.

The interior of this corner apartment includes a spacious living room with a fully fitted open plan kitchen and dining area, a master bedroom with a walk-in closet and a fully equipped en-suite bathroom with a tub, shower, and toilet, two bedrooms, a bathroom with a shower, a guest toilet, and an entry hall.

High standard materials and finishes, large windows, solid wood 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 parking space located 350m from the building is included in the rent. Available from mid May 2023.



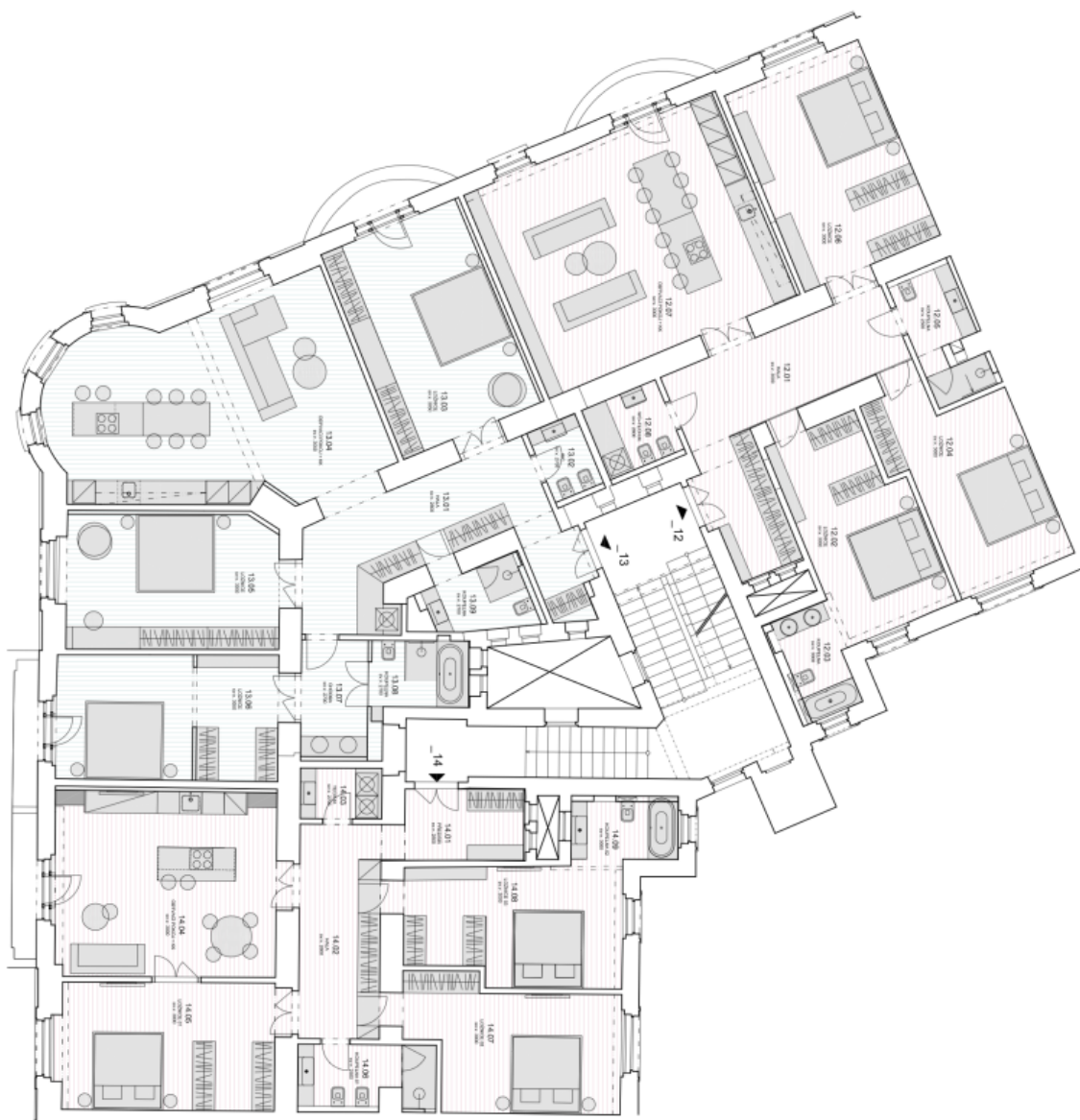
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č. 12 4kk

Č. M.	POPIS	POCITA M ²
12.01	HALA	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	LOŽNICE	8,4
12.08	WC + TECHNICKÝ MÍSTNOST	5,1
12.09	CELKEM	162,9

Byt č. 13 4kk

Č. M.	POPIS	POCITA M ²
13.01	HALA	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	CELKEM	173,8

Byt č. 14 4kk

Č. M.	POPIS	POCITA M ²
14.01	HALA	7,1
14.02	HALA	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
14.10	CELKEM	178,3