



## Apartment Three-bedroom (4+kk)

Rented

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





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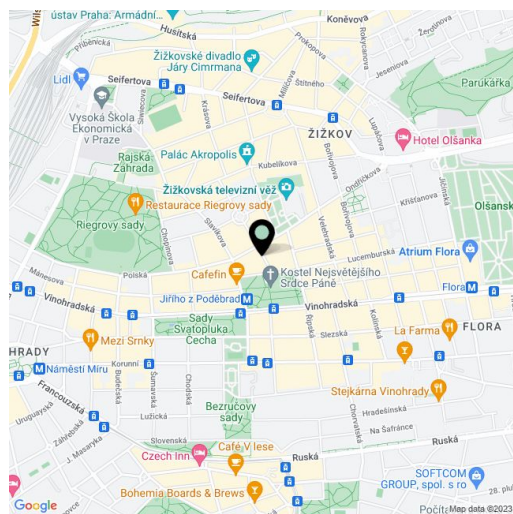
Total area	163 m <sup>2</sup>
Floor area*	161 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	One parking space located 350m from the building is included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges EUR 125/person/month. Monthly deposit for water and heating CZK 10,000. Electricity will be transferred to the tenant's name.
PENB	G
Reference number	28820
Available from	Immediately

**Attractive unfurnished 3-bedroom 2-bathroom flat situated on the fourth floor of a completely refurbished Art-Nouveau building with a lift and preserved original features.**

**Conveniently located in the popular Vinohrady residential area at Jiřího z Poděbrad Square with metro station and tram links, with full amenities within easy reach.**

The interior includes a spacious living room with a fully fitted open kitchen and dining area, master bedroom with a walk-in closet and en-suite bathroom with tub, second bedroom with walk-in closet, bedroom facing courtyard, bathroom with shower, guest toilet and 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 and a wine fridge, 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.



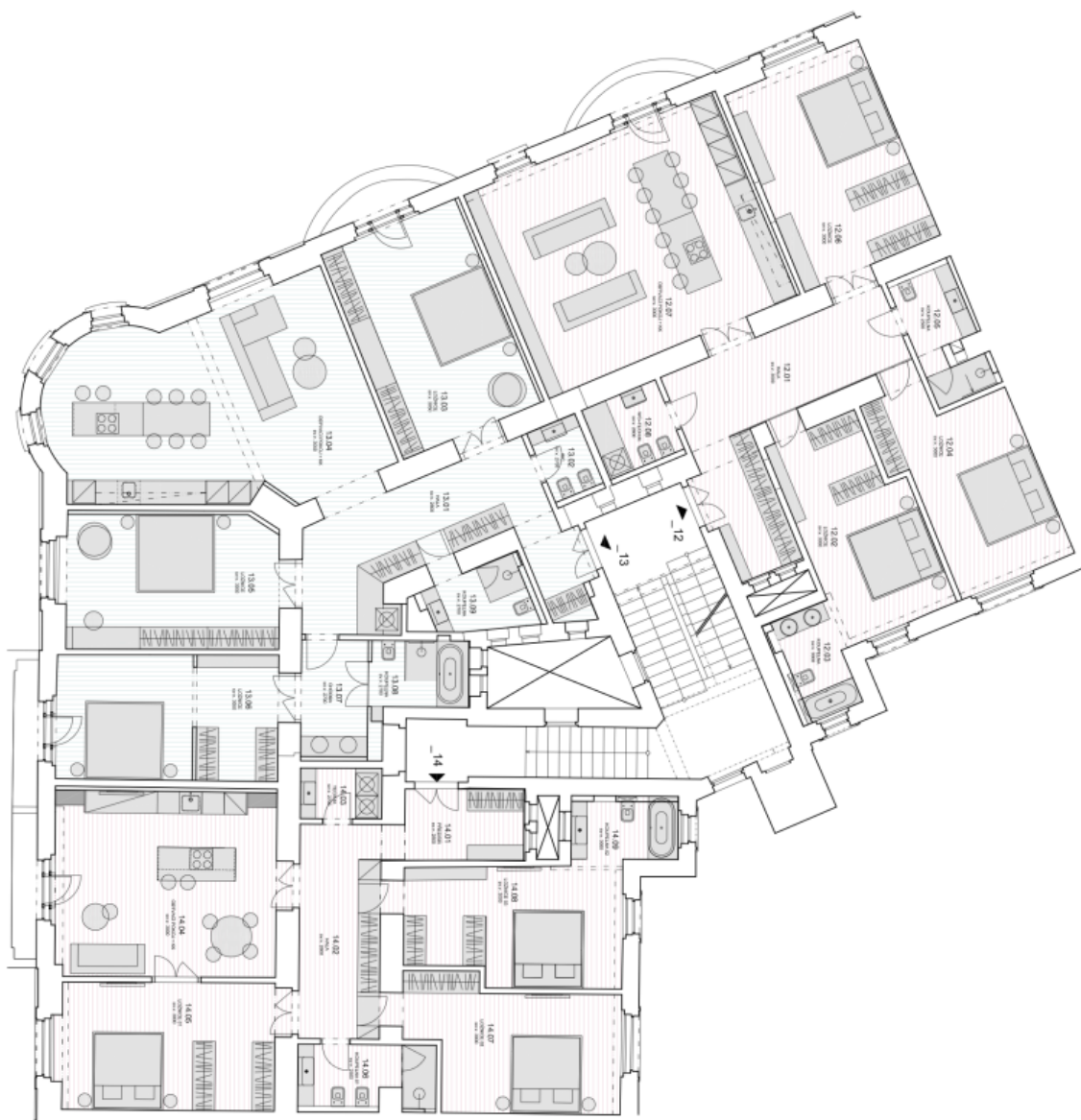
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**Byt č. 12 4kk**

Č. k.	POPIS	PLOCHA m <sup>2</sup>
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	OBYVACÍ PRŮCHOD + HK	80,4
12.08	WC + TOILETNA	5,1
CELKEM		162,9

**Byt č. 13 4kk**

Č. k.	POPIS	PLOCHA m <sup>2</sup>
13.01	HÁLA	24,4
13.02	WC	3,2
13.03	LOŽNICE	27,8
13.04	OBYVACÍ PRŮCHOD + HK	90,8
13.05	LOŽNICE	20,3
13.06	LOŽNICE	24,2
13.07	KUCHYŇKA	6,4
13.08	KUCHYŇKA	5,9
13.09	KUCHYŇKA	6,2
CELKEM		173,8

**Byt č. 14 4kk**

Č. k.	POPIS	PLOCHA m <sup>2</sup>
14.01	HÁLA	7,1
14.02	HÁLA	14,0
14.03	WC	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		153,3