



## Apartment Three-bedroom (4+kk)

Rented

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





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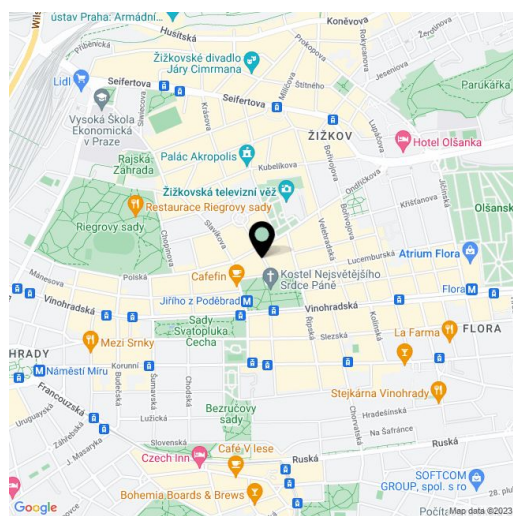
163 m<sup>2</sup>, Prague 3, Vinohrady, Laubova

Total area	167 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	One parking space located 350 m from the building is included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges CZK 3,000/person/month. Monthly deposit for water and heating CZK 4,000-5,000. Electricity will be transferred to the tenant.
PENB	G
Reference number	28832
Available from	01.03.2025

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 apartment is situated on the second 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, with full 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 with access to the balcony, a master bedroom with a walk-in closet and a fully equipped en-suite bathroom with a tub, shower, and toilet, two bedrooms (one with a balcony), a bathroom with a shower, toilet, and bidet, 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, possibility to furnish at a higher rent.



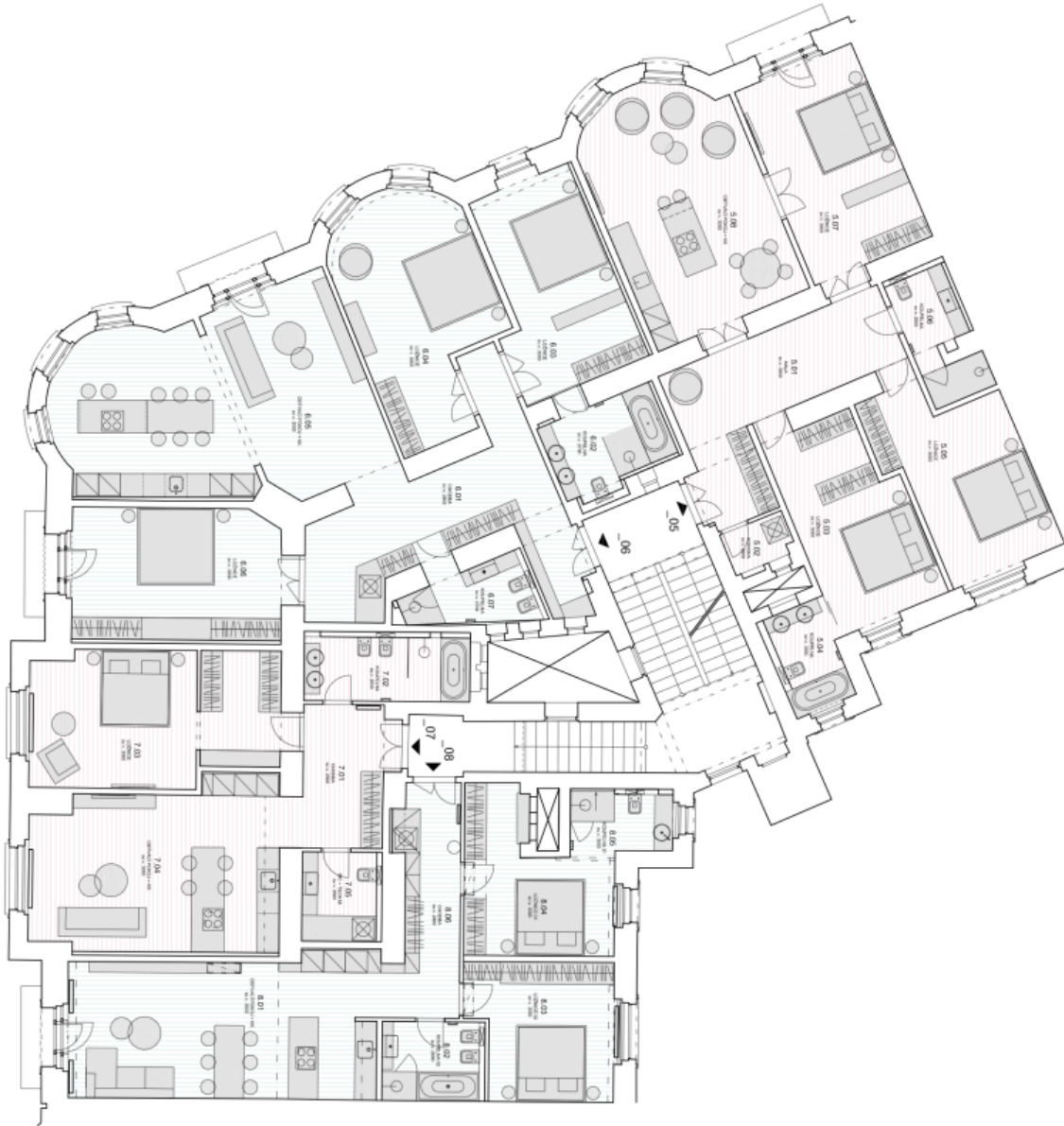
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt 05\_4+kk

Č.Ú.	MEŠTANSTVO	PLACHA M <sup>2</sup>
5.01	HAHA	218
5.02	KOČOVAN	24
5.03	LIŽNICE	201
5.04	KOČOVAN	54
5.05	LIŽNICE	209
5.06	KOČOVAN	64
5.07	LIŽNICE	219
5.08	LIŽNICE	245
	CELKEM	1563

Byt 06\_4+kk

Č.Ú.	MEŠTANSTVO	PLACHA M <sup>2</sup>
6.01	ČICHKA	277
6.02	KOČOVAN	91
6.03	LIŽNICE	209
6.04	LIŽNICE	282
6.05	LIŽNICE	901
6.06	LIŽNICE	244
6.07	LIŽNICE	64
	CELKEM	1903

Byt 07\_2+kk

Č.Ú.	MEŠTANSTVO	PLACHA M <sup>2</sup>
7.01	ČICHKA	127
7.02	KOČOVAN	91
7.03	LIŽNICE	283
7.04	LIŽNICE	313
7.05	LIŽNICE	54
	CELKEM	868

Byt 08\_3+kk

Č.Ú.	MEŠTANSTVO	PLACHA M <sup>2</sup>
8.01	LIŽNICE	369
8.02	LIŽNICE	162
8.03	LIŽNICE	162
8.04	LIŽNICE	162
8.05	LIŽNICE	162
8.06	LIŽNICE	117
	CELKEM	1192