



## Apartment Three-bedroom (4+kk)

Rented

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





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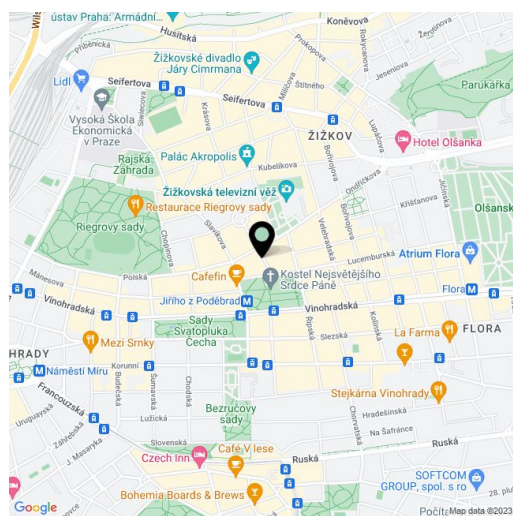
Total area	170 m <sup>2</sup>
Floor area*	166 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	One parking space located 350m from the building is included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges: EUR 125/person/month. Monthly deposit for water and heating CZK 10,000. Electricity will be transferred to the tenant.
PENB	G
Reference number	28838
Available from	Immediately

Boasting views of the Jiřího z Poděbrad Square and the unique modern Church Of The Most Sacred Heart Of Our Lord, this is an attractive air-conditioned unfurnished 3-bedroom 2-bathroom flat. Situated on the first 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 of this corner flat includes a spacious living room with a fully fitted open kitchen and a dining area with access to the balcony, a master bedroom with a walk-in closet and a fully equipped en-suite bathroom with a bathtub, a shower and a toilet, two bedrooms (one with a balcony), a bathroom with a shower, a toilet and a bidet, and an entrance 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, can be furnished at a higher rent. One parking space located 350m from the building is included in the rent. Available from mid June 2023.



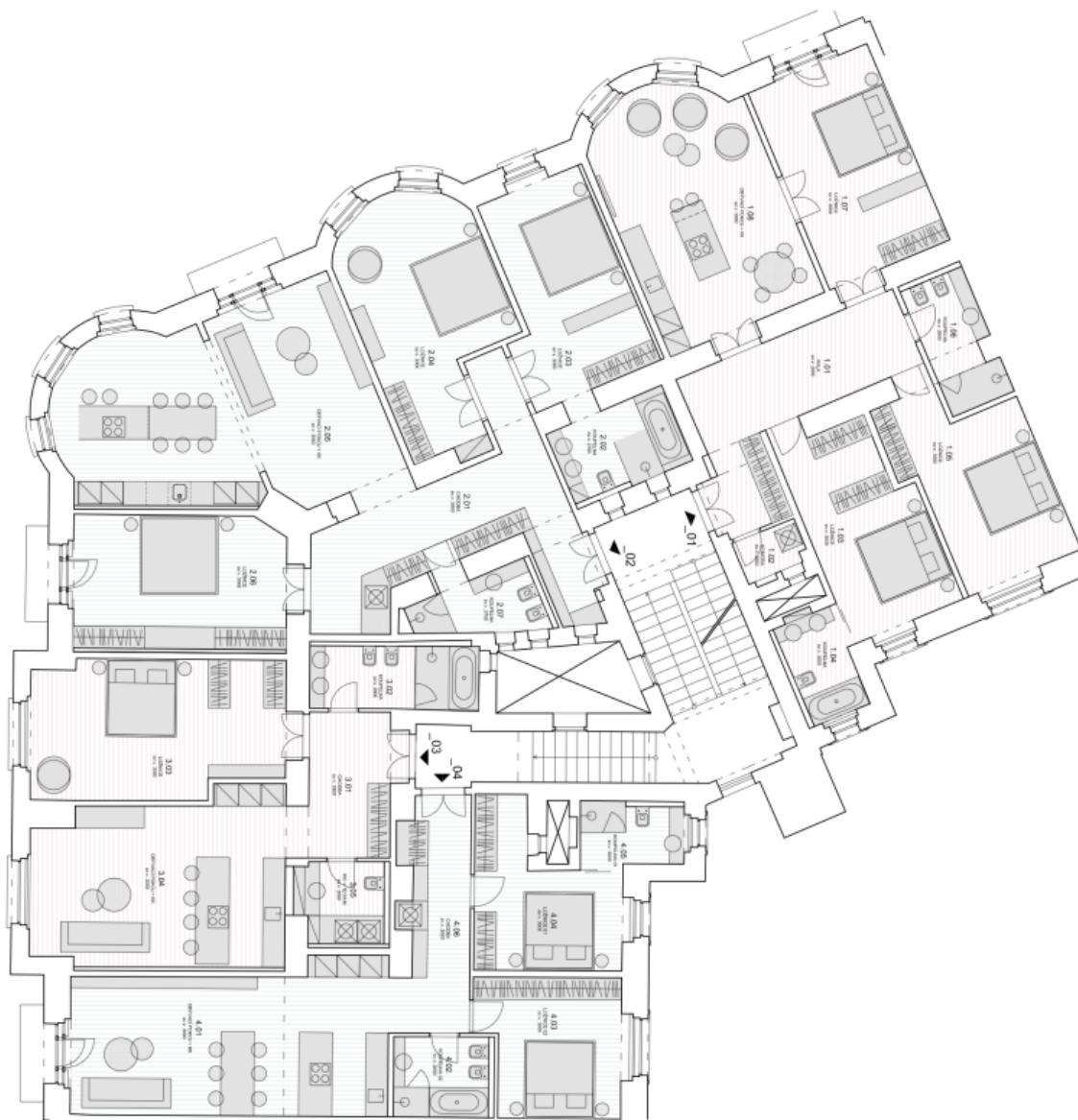
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Three-bedroom (4+kk)

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Rented



Byl 01\_4+kk

TABULKA MĚSTNOSTI		
ČM	MĚSTNOST	POCET M <sup>2</sup>
130	HAJA	210
132	KOŠKOVKA	24
133	LODŮNKY	103
134	KOŠKOVKA	55
135	LODŮNKY	207
136	KOŠKOVKA	72
137	LODŮNKY	317
138	OSVĚŽOVSKÝ PNE	243
CELKEM		
		1343

Byl 02\_4+kk

TABULKA MĚSTNOSTI		
ČM	MĚSTNOST	POCET M <sup>2</sup>
131	OSVĚŽOVSKÝ PNE	277
132	KOŠKOVKA	63
133	LODŮNKY	210
134	LODŮNKY	268
135	OSVĚŽOVSKÝ PNE	264
136	LODŮNKY	243
137	KOŠKOVKA	70
CELKEM		
		1615

Byl 03\_2+kk

TABULKA MĚSTNOSTI		
ČM	MĚSTNOST	POCET M <sup>2</sup>
130	CHODKA	107
131	KOŠKOVKA	90
132	LODŮNKY	203
134	OSVĚŽOVSKÝ PNE	364
135	HC TĚŽKA	59
CELKEM		
		849

Byl 04\_3+kk

TABULKA MĚSTNOSTI		
ČM	MĚSTNOST	POCET M <sup>2</sup>
431	OSVĚŽOVSKÝ PNE	263
432	KOŠKOVKA	64
433	LODŮNKY	159
434	LODŮNKY	159
435	KOŠKOVKA	54
436	CHODKA	123
CELKEM		
		863