



## Apartment Three-bedroom (4+kk)

Rented

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





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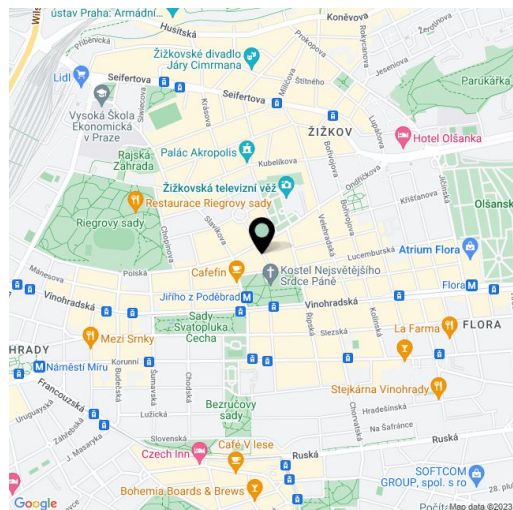
200 m<sup>2</sup>, Prague 3, Vinohrady, Laubova

Total area	227 m <sup>2</sup>
Floor area*	200 m <sup>2</sup>
Terrace	27 m <sup>2</sup>
Parking	On-site parking available at CZK 5,000/month.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	14805
Available from	Immediately

Architect designed air-conditioned unfurnished 3-bedroom 2-bathroom attic flat with a large terrace facing the quiet courtyard, on the fifth floor of a fully refurbished classic building with a lift. Conveniently located in a quiet part of the popular residential area of Vinohrady with full amenities, just steps from Jiřího z Poděbrad metro station, a short walk to Riegrovy Sady Park.

With quality materials and finishes, the interior features a huge open plan living room with a unique suspended fireplace, a fully fitted kitchen, dining area and terrace access, master bedroom with a full bathroom, two more bedrooms, and shower bathroom with toilet and bidet. Storage available.

Tall clean lines, wood floors, floor heating in the bathrooms, French and atelier windows, lots of built-in wardrobes, security door, recessed lighting, central switch, washer, dryer, alarm that can be connected to a security agency. Design by the renowned Donlic studio. Can be furnished at a higher rent. Deposit for common building charges and utilities CZK 8000/month.



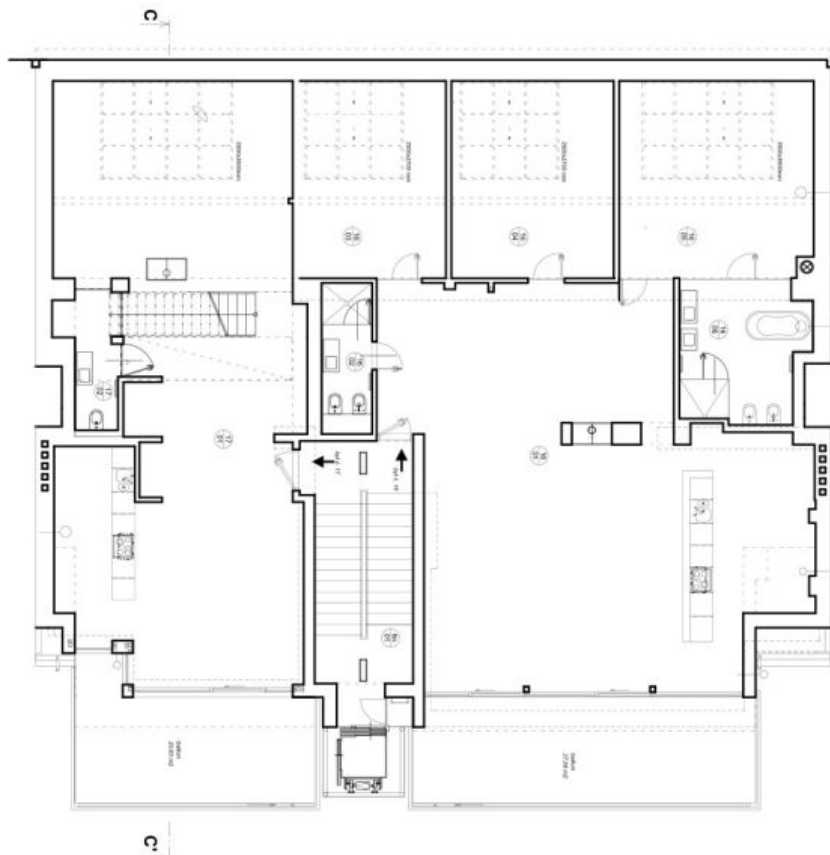
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## 6.NP

B/T 6.16		poř.	PROJEKTA
0201	MÍSTNOST	106.65	obývací pokoj
0402	obývací pokoj s kuchyní	5.78	kuchyně
0403	ložnice I.	21.73	obývací pokoj
0404	ložnice II.	24.12	obývací pokoj
0405	ložnice III.	28.59	obývací pokoj
0406	ložnice III.	10.86	ložnice
0407	WC	2.22	WC
B/T 6.16 celkem		194.92	

B/T 6.17 - 6.19		poř.	PROJEKTA
0201	MÍSTNOST	191.83	obývací pokoj
0401	obývací pokoj s kuchyní	4.98	kuchyně
0402	WC	4.88	WC
B/T 6.17 - 6.19 celkem		198.81	

KONT.		poř.	PROJEKTA
0401	schodiště	20.08	schodiště