



## Rent of an apartment, 3+kt/T, 134 sqm, Prague 3 - Vinohrady



134 m<sup>2</sup> Laubova, Praha 3 - Vinohrady Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>N6414</b>	Price	<b>Leased</b>
Address	<b>Laubova, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>134 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Floor area	<b>116 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>No</b>
Terrace	<b>18 m<sup>2</sup></b>	Cellar	<b>2 m<sup>2</sup></b>
Lift	<b>Yes</b>	Date to move in	<b>1. 6. 2023</b>

## About real estate

We offer for rent a unfurnished apartment 3+kt with a usable area of 134 sqm. The apartment is situated on the 2rd floor of a renovated apartment building with elevator in an attractive part of Prague Vinohrady.

The layout includes a spacious living room with access to a terrace overlooking the courtyard, a fully equipped kitchenette with modern appliances, a bedroom with a double bed and an en-suite bathroom with a bathtub, bidet and toilet, a room with built-in custom-made furniture and a bathroom with a shower and toilet. Security doors, wooden floors, quality tiles in the bathrooms, air conditioning in the living room, built-in wardrobes in all rooms. It is possible to rent a parking space in a filing cabinet for 5.000 CZK per month.

In the immediate vicinity of the apartment there are all amenities - services, shops, schools, many quality restaurants and cafes. Excellent accessibility - metro and tram stop Jiřího z Poděbrad near the house. Nearby is the Church of the Sacred Heart of the Lord, Svatopluk Čech Gardens, where you can comfortably relax, Žižkov TV tower, Škroupovo Square.

Available from 1.6.2023