

## APARTMENT FOR RENT, street Laubova, Praha 3

A rare opportunity to rent a unique lateral apartment within this prestigious boutique development complimented by magnificent views over a prime Vinohrady square. Ideally located for the fabulous amenities, near all that's trendy in Vinohrady: bars & restaurants, shops, services, farmer's market. A 'posh' reputation, lovely classic architecture, beautiful parks, plenty of culture, fine dining establishments made this area a draw for professionals from all over the world. "Royal Vinohrady" is high up on many wish lists.

Using the finest materials and latest technology, the apartment features: formal entry, a modern gourmet kitchen that opens to a family room, dining area, a master bedroom suite / walk-in closet / full bathroom, two more bedrooms, a bathroom with a shower, toilet, and bidet, a utility room. The kitchen is equipped with high-quality appliances, the bathroom provides underfloor heating. High ceilings and lots of natural light.

Cool contemporary design, neutral decor, timber wood flooring in the living areas, built-in wardrobes, washer, dryer, security door, satellite and Internet connection, video entry phone, safe, air-conditioning, chip entrance system, a basement storage unit, custom bath cabinetry, designer lighting, & more! One parking space allocated to the apartment (350m from the building), included in rental price.

The apartment is offered on unfurnished bases, can be furnished at extra fee.

For public transport links, Metro station (A line) is close by and there are several bus / tram routes into central Prague and beyond.

RENT 112 924 Kč / 4 482 EUR

2x 

3x 



**99 800 CZK**  
+Monthly fees 10 000 CZK

### Specification

Area: 142 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Floor: 4th floor

- ☒ Lift
- ☒ Storage room
- ☒ video intercom
- ☒ Washing machine

- ☒ Balcony (2 m2)
- ☒ parkovací stání
- ☒ Dryer
- ☒ Air-conditioning

**Estate id:** 4506

**Web link:**

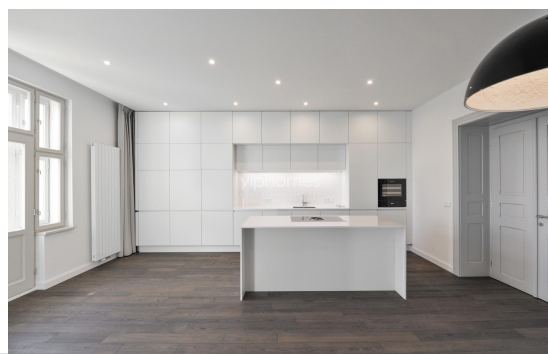
[www.viphomes.cz/4506](http://www.viphomes.cz/4506)

**Agent:**

Mária Mihinová

Phone: +420 606 731 973, Email: [viphomes@viphomes.cz](mailto:viphomes@viphomes.cz)

Service cahrges EUR 125 / person / month. Deposit for hot water and heating CZK 10,000 / month. Electricity will be transferred to the tenant.



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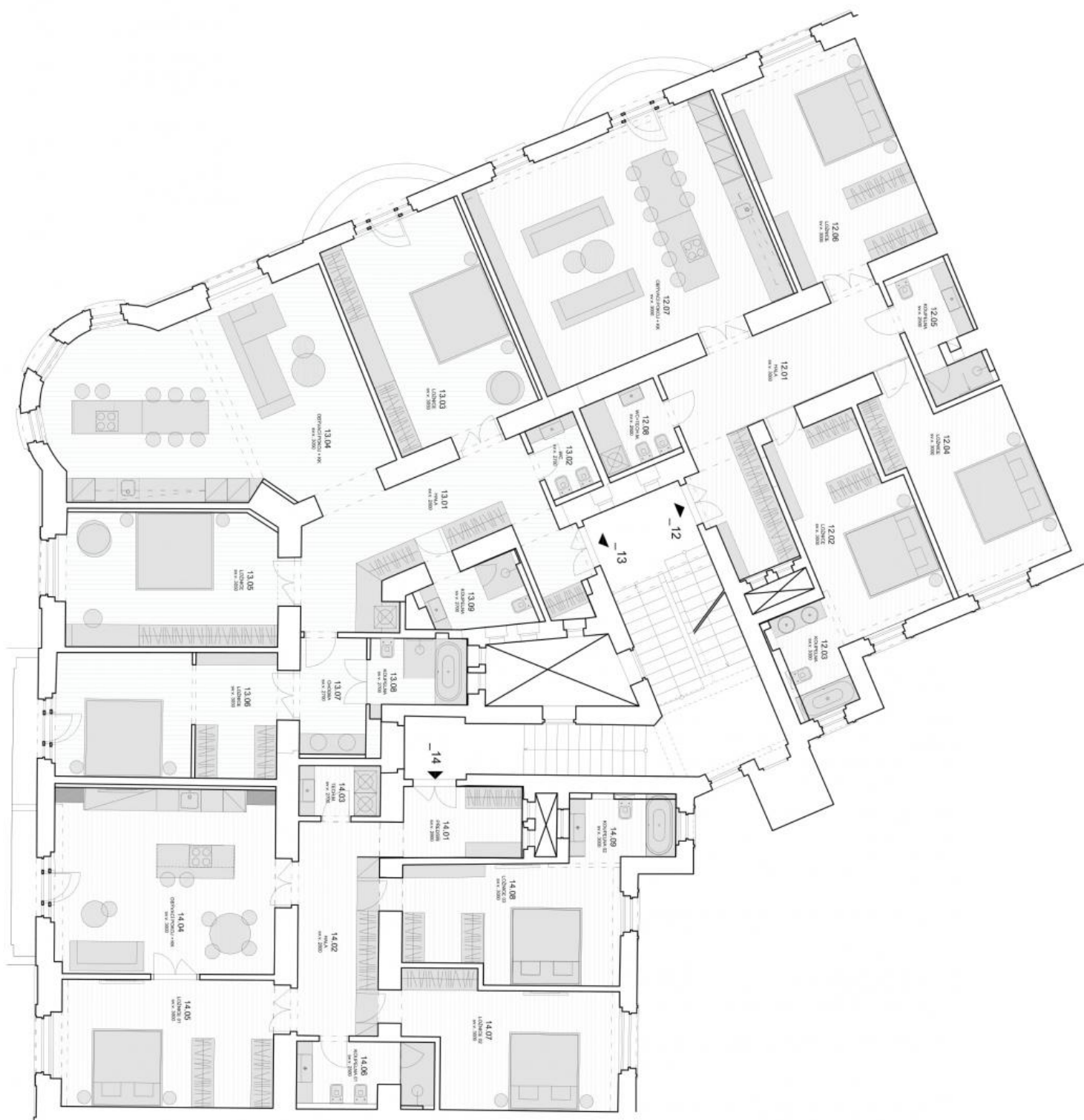
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Byt č. 12 \_4kk

TABULKA MISTNOSTI		PLOČHA m²
Č.M.	MISTNOST	
12.01	HALLA	24,5
12.02	LOZNICE	20,7
12.03	KOPALNICA	5,3
12.04	LOZNICE	21,7
12.05	KOPALNICA	6,3
12.06	LOZNICE	26,9
12.07	OBSTAVILNICA PKOLJ + NK	56,4
12.08	WC + TECHNOL. MISTNOST	5,1
CELKOV		180,9

Byt č. 13 \_4kk

TABULKA MISTNOSTI		PLOČHA m²
Č.M.	MISTNOST	
13.01	HALLA	24,4
13.02	WC	3,2
13.03	LOZNICE	27,8
13.04	OBSTAVILNICA PKOLJ + NK	50,8
13.05	LOZNICE	25,3
13.06	LOZNICE	24,2
13.07	KOPALNICA	6,4
13.08	KOPALNICA	5,5
13.09	KOPALNICA	6,2
CELKOV		173,8

Byt č. 14 \_4kk

TABULKA MISTNOSTI		PLOČHA m²
Č.M.	MISTNOST	
14.01	PREDEBIL	7,1
14.02	HALLA	14,0
14.03	TECH. M.	3,5
14.04	OBSTAVILNICA PKOLJ + NK	35,0
14.05	LOZNICE 01	23,8
14.06	KOPALNICA 01	6,8
14.07	LOZNICE 02	22,2
14.08	LOZNICE 03	21,3
14.09	KOPALNICA 02	5,6
CELKOV		139,3