









## **APARTMENT FOR RENT, street Laubova, Praha 3**

A rare opportunity to rent a unique lateral 3 bedroom apartment within this prestigious boutique development with 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.

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

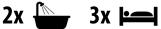
Features include a cool contemporary design, neutral decor, timber wood flooring in the living areas, built-in wardrobes, washer, dryer, security door, satellite and Internet connection, video entry phone, safe, air-conditioning, chip entrance system, a basement storage unit, custom bath cabinetry, designer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

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.

To the apartment belongs one parking lot at the garage.







**109 800 CZK** +Monthly fees 10 000 CZK

## **Specification**

Area: 142 m<sup>2</sup> Bedrooms: 3 Bathrooms: 2 Floor: 4th floor

**✓** Lift ☑ Balcony (2 m2) ✓ Storage room **✓** parkovací stání ✓ video intercom ✓ Washing machine Dryer ✓ Air-conditioning

Estate id: 4506

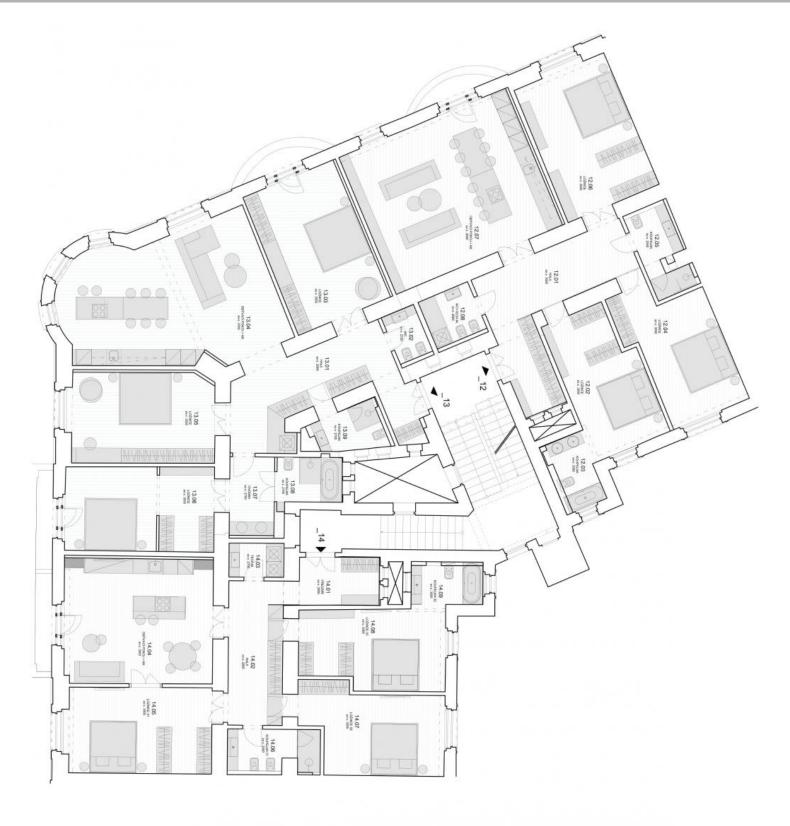
Web link:

www.viphomes.cz/4506

Agent:

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14.08	14.08	1000	14.07	14.06	14.05	14.04	14,03	14,02	14.01	C.M.		Dyl C. IT TANK
	KOUPELNA 02	LOŽNICE 03	LOŽNICE 02	KOUPELNA 01	LOŽNICE 01	OBÝVACÍ POKOJ + KK	TECH M.	NALA	PREDSIN	MISTNOST	TABULKA MISTNOSTI	
	5,6	21,3	22,2	6,8	23,8	35,0	3,5	14,0	7.1	PLOCHA m <sup>2</sup>		

	13.09	13.08	13.07	13.06	13,05	13.04	13.03	13.02	13.01	C.M.	
	KOUPELNA	KOUPELNA	KOUPELNA	LOŽNICE	LOŽNICE	OBÝVACÍ POKOJ + KK	LOŽNICE	WC	HALA	MISTNOST	TABULKA MÍSTNOSTÍ
1000000	6,2	5,5	6,4	24,2	26,3	50,8	27.6	3,2	24,4	PLOCHA m <sup>2</sup>	

	TABULKA MISTNOSTI	
C.M.	MISTNOST	PLOCHA m²
12.01	HALA	24,5
12.02	LOŽNICE	20,7
12.03	KOUPELNA	5,3
12.04	LOŽNICE	21,7
12.05	KOUPELNA	6,3
12.06	LOŽNICE	26,9
12.07	OBÝVACÍ POKOJ + KK	50,4
12.08	WC + TECHNICKÁ MÍSTNOST	57
	CELKEM	0.000