



## 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.



2x



3x



**109 800 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
- ☒ Dryer

- ☒ Balcony (2 m<sup>2</sup>)
- ☒ parkovací stání
- ☒ Washing machine
- ☒ Air-conditioning

**Estate id:** 4506

**Web link:**

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

**Agent:**

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Byt č. 12 \_4kk

| TABUĽKA MIESTNOSTÍ |                          | PLOCHA m <sup>2</sup> |
|--------------------|--------------------------|-----------------------|
| Č.M.               | MIESTNOST                |                       |
| 12.01              | HALLA                    | 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              | OBÝVAJ. POKOJ + HK       | 56,4                  |
| 12.08              | WC + TECHNICKÁ MIESTNOST | 5,1                   |
| CELKOVÉ            |                          | 180,9                 |

Byt č. 13 \_4kk

| TABUĽKA MIESTNOSTÍ |                    | PLOCHA m <sup>2</sup> |
|--------------------|--------------------|-----------------------|
| Č.M.               | MIESTNOST          |                       |
| 13.01              | HALLA              | 24,4                  |
| 13.02              | WC                 | 3,2                   |
| 13.03              | LOŽNICE            | 27,8                  |
| 13.04              | OBÝVAJ. POKOJ + HK | 50,8                  |
| 13.05              | LOŽNICE            | 25,3                  |
| 13.06              | LOŽNICE            | 24,2                  |
| 13.07              | KOUPELNA           | 6,4                   |
| 13.08              | KOUPELNA           | 5,5                   |
| 13.09              | KOUPELNA           | 6,2                   |
| CELKOVÉ            |                    | 173,8                 |

Byt č. 14 \_4kk

| TABUĽKA MIESTNOSTÍ |                    | PLOCHA m <sup>2</sup> |
|--------------------|--------------------|-----------------------|
| Č.M.               | MIESTNOST          |                       |
| 14.01              | PRIEDOJN           | 7,1                   |
| 14.02              | HALLA              | 14,0                  |
| 14.03              | TECH. M.           | 3,5                   |
| 14.04              | OBÝVAJ. POKOJ + HK | 35,0                  |
| 14.05              | LOŽNICE 01         | 23,8                  |
| 14.06              | KOUPELNA 01        | 6,8                   |
| 14.07              | LOŽNICE 02         | 22,2                  |
| 14.08              | LOŽNICE 03         | 21,3                  |
| 14.09              | KOUPELNA 02        | 5,6                   |
| CELKOVÉ            |                    | 139,3                 |