

## APARTMENT FOR RENT, street Laubova, Prague 3 - Vinohrady

Presented in fantastic condition this 2 bed 1 bath apartment boasts substantial room proportions with a high standard of décor and a great location on a quiet tree lined street in the highly sought after Vinohrady residential neighborhood. The city centre and the throbbing city life are literally at hand – Wenceslas Square is situated within mere five tram stations along the Vinohradská Street. A perfect access to other parts of Prague is guaranteed by the crossing of metro/bus and tram lines at Náměstí Jiřího z Poděbrad. Both shopping and entertainment are to be found at the Flora Palace. Rich social life, exquisite restaurants, chic cafés and small shops, large parks, tree-lined streets with its unique architecture gems create an unforgettable local atmosphere.

The accommodation of approx. 116 m<sup>2</sup> comprises open-plan kitchen / living room, bespoke joinery housing kitchen units, 2 bedrooms, 2 bathrooms with designer sanitary ware, and reception room

Parking / furnishing can be arranged for extra fee. Tenant's fees /month.

2x 2x

**59 000 CZK**  
+Monthly fees 8 000 CZK

### Specification

Area: 116 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2  
Floor: 3rd floor

☒ Lift

**Estate id:** 5668

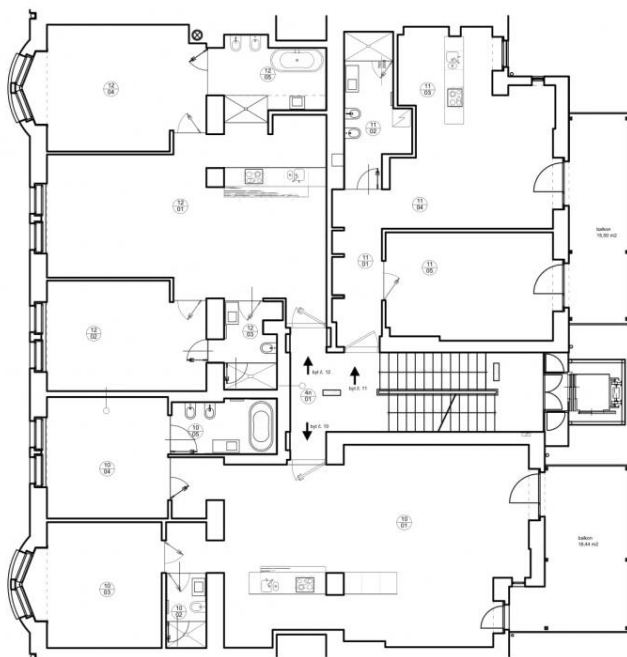
**Web link:**

[www.viphomes.cz/5668](http://www.viphomes.cz/5668)

**Agent:**

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**Laubova 5, č.p. 1709**  
Praha - Vinohrady  
**4.NP**

| BYT 6.10        |                         |        |               |
|-----------------|-------------------------|--------|---------------|
| OZN.            | MÍSTNOST                | m²     | PODLAHA       |
| 1001            | obývací pokoj s kuchyní | 70,61  | dlév. parkety |
| 1002            | koupelna I.             | 3,50   | keram. dlažba |
| 1003            | ložnice I.              | 18,52  | dlév. parkety |
| 1004            | ložnice II.             | 17,32  | dlév. parkety |
| 1005            | koupelna II.            | 6,63   | keram. dlažba |
| BYT 6.10 celkem |                         | 116,58 |               |

| BYT 6.11        |                   |       |               |
|-----------------|-------------------|-------|---------------|
| OZN.            | MÍSTNOST          | m²    | PODLAHA       |
| 1101            | chodba            | 6,81  | dlév. parkety |
| 1102            | koupelna          | 9,34  | keram. dlažba |
| 1103            | kuchyně + jídelna | 18,52 | dlév. parkety |
| 1104            | obývací pokoj     | 14,33 | dlév. parkety |
| 1105            | ložnice           | 21,40 | dlév. parkety |
| BYT 6.11 celkem |                   | 72,40 |               |

| BYT 6.12        |                         |        |               |
|-----------------|-------------------------|--------|---------------|
| OZN.            | MÍSTNOST                | m²     | PODLAHA       |
| 1201            | obývací pokoj s kuchyní | 49,50  | dlév. parkety |
| 1202            | ložnice I.              | 20,07  | dlév. parkety |
| 1203            | koupelna I.             | 5,75   | keram. dlažba |
| 1204            | ložnice II.             | 24,95  | dlév. parkety |
| 1205            | koupelna II.            | 8,71   | keram. dlažba |
| BYT 6.12 celkem |                         | 108,98 |               |

| 4N/01 |           |       |         |
|-------|-----------|-------|---------|
| OZN.  | MÍSTNOST  | m²    | PODLAHA |
| 4N/01 | schodiště | 25,93 | teraco  |

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