



## 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
- Dryer
- Balcony (2 m2)
- parkovací stání
- Washing machine
- 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 charges 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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Dvč č. 12\_4kk

Č.M.	MÍSTNOST	PLOCHA m <sup>2</sup>
12.01	H.A.A.	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	OBYVACÍ PRŮKLA + NK	56,4
12.08	WC + TECHNICKÁ MÍSTNOST	5,1
<b>CELKEM</b>		<b>180,9</b>

Dvč č. 13\_4kk

Č.M.	MÍSTNOST	PLOCHA m <sup>2</sup>
13.01	H.A.A.	24,4
13.02	WC	3,2
13.03	LOŽNICE	27,8
13.04	OBYVACÍ PRŮKLA + NK	50,8
13.05	LOŽNICE	26,3
13.06	LOŽNICE	24,2
13.07	KOUPELNA	6,4
13.08	KOUPELNA	5,5
13.09	KOUPELNA	6,2
<b>CELKEM</b>		<b>173,8</b>

Dvč č. 14\_4kk

Č.M.	MÍSTNOST	PLOCHA m <sup>2</sup>
14.01	PRŮKLA	7,1
14.02	H.A.A.	14,0
14.03	TECH. M.	3,5
14.04	OBYVACÍ PRŮKLA + NK	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
<b>CELKEM</b>		<b>139,3</b>