









## **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 alocated 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





99 800 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:

Mária Mihinová

Phone: +420 606 731 973, Email: 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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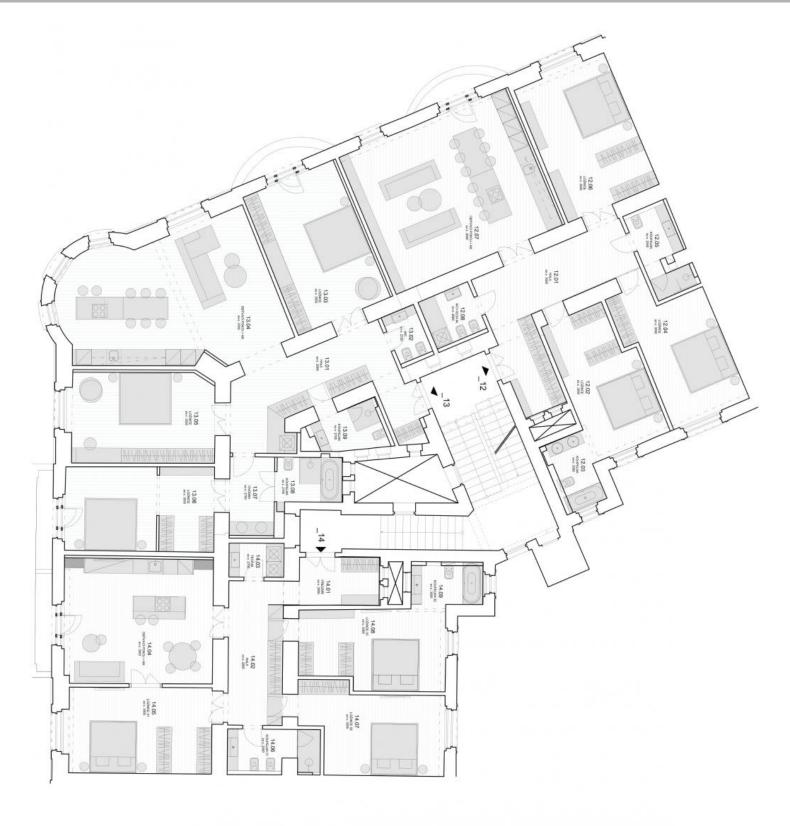
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14.08	14.08		14.07	14.06	14.05	14.04	14,03	14,02	14.01	C.M.		DYL C. 14 HAN
	KOUPELNA 02	LOŽNICE 03	LOŽNICE 02	KOUPELNA 01	LOŽNICE 01	OBÝVACÍ POKOJ + KK	TECH. M.	HALA	PŘEDSÍŇ	MISTNOST	TABULKA MISTNOSTI	
	5,6	21,3	22,2	6,8	23,8	35,0	3,5	14,0	7.1	PLOCHA 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 MİSTNOSTİ	
C.M.	MISTNOST	PLOCHA m²
12.01	HALA	24,5
12.02	TOZNICE	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	5.1
	CEI KEM	