

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

This 1 bedroom apartment boasts a high standard of decor, substantial room proportions, 15 m<sup>2</sup> terrace and great location. 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 accomodation of approx. 74 m<sup>2</sup> comprises open-plan kitchen / living room, bespoke joinery housing kitchen units, one bedroom, bathroom with designer sanitary ware, and reception room. Total area 89 m<sup>2</sup> (74 + 15 m<sup>2</sup> terrace).

Rent CZK 45 000 / EUR 1 793 / month.

Tenant´s fees : deposit for utilities CZK 7. 000 / month

Parking / furnishing can be arranged for extra fee.

1x  1x 

**45 000 CZK**

Fee Information 1 month rent + 21 % VAT.

### Specification

Area: 74 m<sup>2</sup>

Bedrooms: 1

Bathrooms: 1

Floor: 1st floor

Lift

Terrace (15 m<sup>2</sup>)

**Estate id:** 5663

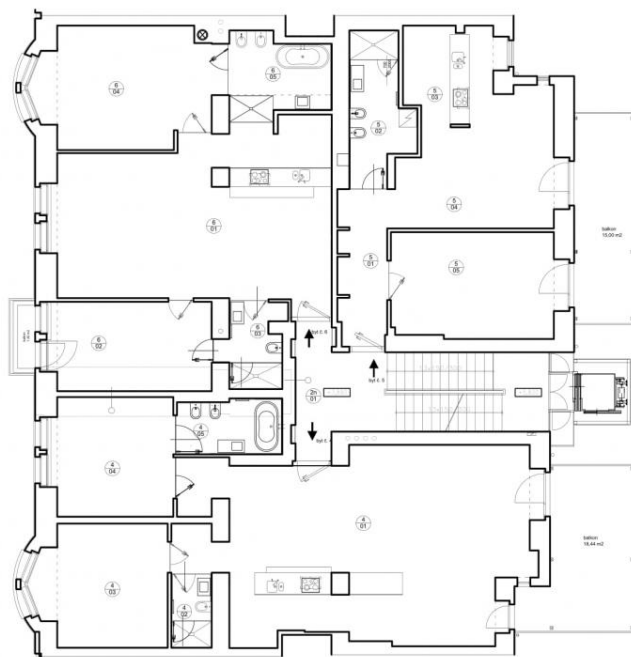
**Web link:**

[www.viphomes.cz/5663](http://www.viphomes.cz/5663)

**Agent:**

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

| BYT č.4        |                         |                |               |
|----------------|-------------------------|----------------|---------------|
| OZN.           | MÍSTNOST                | m <sup>2</sup> | PODLAHA       |
| 401            | obývací pokoj s kuchyní | 69,99          | dřev. parkety |
| 402            | koupelna I.             | 3,50           | keram. dlažba |
| 403            | ložnice I.              | 18,00          | dřev. parkety |
| 404            | ložnice II.             | 17,32          | dřev. parkety |
| 405            | koupelna II.            | 6,63           | keram. dlažba |
| BYT č.4 celkem |                         | 115,44         |               |

| BYT č.5        |                   |                |               |
|----------------|-------------------|----------------|---------------|
| OZN.           | MÍSTNOST          | m <sup>2</sup> | PODLAHA       |
| S01            | chodba            | 8,97           | dřev. parkety |
| S02            | koupelna          | 9,39           | keram. dlažba |
| S03            | kuchyně + jídelna | 18,00          | dřev. parkety |
| S04            | obývací pokoj     | 14,23          | dřev. parkety |
| S05            | ložnice           | 20,86          | dřev. parkety |
| BYT č.5 celkem |                   | 71,45          |               |

| BYT č.6        |                         |                |               |
|----------------|-------------------------|----------------|---------------|
| OZN.           | MÍSTNOST                | m <sup>2</sup> | PODLAHA       |
| 601            | obývací pokoj s kuchyní | 51,77          | dřev. parkety |
| 602            | ložnice I.              | 16,93          | dřev. parkety |
| 603            | koupelna I.             | 5,72           | keram. dlažba |
| 604            | ložnice II.             | 24,36          | dřev. parkety |
| 605            | koupelna II.            | 9,17           | keram. dlažba |
| BYT č.6 celkem |                         | 107,95         |               |

|      |           |       |        |
|------|-----------|-------|--------|
| Zh01 | schodiště | 26,43 | teraso |
|------|-----------|-------|--------|

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