



🏠 142 m<sup>2</sup> 📄 Laubova, Praha 3 - Vinohrady 💰 99 800 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>N6440</b>	Price	<b>99 800 CZK per month + services</b>
Address	<b>Laubova, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>142 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Parking	<b>1</b>	Balcony	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>9. 7. 2024</b>

## About real estate

We offer for rent apartment 4+kt with usable area of 142 sqm on the fifth floor of a historic apartment building with elevator in a lucrative and quiet area of Vinohrady in Prague 2. The whole house has been sensitively renovated, the original Art Nouveau style elements have been preserved. The apartment has a parking space, which is included in the price.

The layout offers an entrance hall, bathroom with bath and toilet, a bedroom, two more bedrooms and a spacious living room with a kitchenette equipped with all appliances - induction hob, extractor hood, hot air oven, dishwasher, fridge with freezer and wine cellar. The equipment also includes a washing machine with dryer.

The apartment has been renovated to a high standard and the highest quality materials have been used. Oak wooden floors and quality large format tiles. New windows with double glazing. Air conditioning in all rooms. Underfloor heating in the bathrooms. Built-in wardrobes and plenty of storage space. The apartment can be completely retrofitted with furniture for a higher rent.

In the immediate vicinity of the apartment there are all amenities - services, schools, shops, quality cafes and restaurants. Within walking distance there are many relaxation zones full of greenery - for example Riegrovy sady and sady Svatopluka Čecha. Jiřího z Poděbrad Square regularly hosts farmers' markets, where a variety of local fresh food is available. The Jiřího z Poděbrad metro, tram and bus stops provide excellent transport links.

Available immediately.