



**4,073 EUR/per month**

**Luxury apartment with balcony for rent: Praha 3- Vinohrady, Laubova**  
Laubova, Praha 3

+fixed house charges 125 EUR/person + electricity and gas

registration number	<b>008458</b>
type of contract	<b>rent</b>
area	<b>142 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>
available from	<b>28.08.2024</b>

property type	<b>flat</b>
disposition	<b>4+kk</b>
floor	<b>4th floor</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

We offer for rent a luxurious air-conditioned three bedrooms apartment on the 4th floor of a completely renovated Art Nouveau building with an elevator, in the sought-after location of Prague 3 - Vinohrady, just a few steps from the popular Riegrovy sady Park. The unfurnished apartment with a total area of 142 sqm offers an entrance hall, a living room connected to a fully equipped kitchen, 2 bedrooms, a pantry, a bathroom with a shower and a separate toilet. The floors have oak parquets and tiles, the apartment is equipped with built-in wardrobes, a wine cellar, a washing machine, a dryer, a security entrance door, and a gas boiler. Attractive location of Vinohrady with all amenities and excellent transport links. There are many restaurants, bars, bistros, local shops, Flora shopping center in the vicinity. Farmers' markets are regularly held on Náměstí Jiřího z Poděbrad square. The apartment is located just a few minutes from the tram stop and the Jiřího z Poděbrady metro station. The surroundings offer plenty of greenery, ideal conditions for sports and relaxation. The rent includes one garage parking space and a basement storage. Possibility to furnish the apartment for a higher rent. RENT 4.073 EUROS, payment required in Euros.