



## 5,392 EUR/per month

+ fixed charges 125 Euro/pers + electricity and gas

### Apartment with two balconies for rent: Praha 3 - Vinohrady, Laubova

Laubova, Praha 3

registration number	<b>008691</b>
type of contract	<b>rent</b>
area	<b>167 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>
available from	<b>01.09.2026</b>

property type	<b>flat</b>
disposition	<b>4+kk</b>
floor	<b>2nd floor</b>
terrace	<b>no</b>
PENB energy label	<b>G</b>

We offer for rent a luxurious, air-conditioned 4-bedroom apartment with two balconies, located on the 2nd floor of a fully renovated Art Nouveau building with an elevator, in the sought-after area of Prague 3 - Vinohrady, just a few steps from the popular Riegrovy sady park. This unfurnished apartment with a total area of 167 sqm features an entrance hall, a spacious living room with a fully equipped open-plan kitchen and access to a balcony, three bedrooms (one with a walk-in closet and an en-suite bathroom with a bathtub, walk-in shower, double sink, bidet, and toilet), a separate bathroom (shower, toilet, bidet), and an additional guest toilet. The apartment has oak parquet floors and tiles, built-in wardrobes, a washing machine and dryer, security entrance door, its own gas boiler, and air conditioning. A cellar storage unit is also included. The attractive Vinohrady neighborhood offers full civic amenities and excellent transport connections. The area is rich in restaurants, bars, bistros, and local shops, as well as the Flora shopping center. Farmers' markets are regularly held at Jiřího z Poděbrad Square. The apartment is just a few minutes' walk from a tram stop and the Jiřího z Poděbrad metro station. The surroundings provide plenty of greenery and ideal conditions for both sports and relaxation. The monthly rent is EUR 5,392 (payable in euros). Furnishing the apartment is possible for a higher rent. A garage parking space must be rented together with the apartment for CZK 6,500 + 21% VAT per month.