



# Apartment 3 Bed

Praha 3 - Vinohrady, Laubova

MONTHLY RENT	PROPERTY	AREA	TERRACE	PARKING	EPC
Rented	ID 1249	250 m <sup>2</sup>	193 m <sup>2</sup>	5000 CZK	D



Rent of a high-standard maisonette with a three-room layout in the Prague 3 - Vinohrady location, on the top floor of a charming Art Nouveau residence after complete careful reconstruction, surrounded by the unique atmosphere of Prague's Vinohrady. It combines the nobility of this historic Prague district and the comfort of modern, high-standard living in the center of the metropolis.

The maisonette is located on the fifth and sixth floors of the residence. The interior of the first floor consists of a spacious living room with access to a 24 m2 terrace, a luxurious partially separated kitchen with already built-in appliances and a separate toilet. On the second floor there is a master bedroom with its own dressing room and a bathroom with a bathtub, double sink, toilet and bidet, two smaller bedrooms with a shared bathroom with a bathtub, shower, toilet, bidet and a second terrace of 80 m2. The apartment also has a third roof terrace with an area of 89 m2.

The entire interior of the apartment is designed by the architectural studio Design by Donlić. Facilities include built-in wardrobes, wooden floors, security doors, washing machine, dryer, built-in kitchen appliances, dishwasher, fireplace, recessed ceiling lighting, internet connection, alarm with PCO connection and videophone. Fees for services amount to 16,000 CZK per month, there is also the option of parking in the form of a stacker at the price of 5,000 CZK per month.

The location of the wider center of the capital means excellent accessibility and civic amenities. Just a few steps from the house, there is a subway station of line A - Náměstí Jiřího z Poděbrady and several tram stops. In the vicinity you will find schools, medical offices, offices, the Atrium Flora shopping center and countless other shops, bars, restaurants and cafes. For spending free time, there are also a number of parks, monuments, two regular farmers' markets and a number of cinemas and theaters offering opportunities for cultural enjoyment.

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