



# Apartment 2 Bed

Prague 3 - Vinohrady, Laubova

MONTHLY RENT	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Rented	ID 439	4	2/5	95 m <sup>2</sup>	2 m <sup>2</sup>	Yes



An above-standard apartment for rent in an exclusive rental housing project in Prague's Vinohrady combines the nobility of a renovated Art Nouveau building and the comfort of modern life in the center of the metropolis.

Elegant apartment on the first floor of the house overlooking the square of George of Podebrady offers comfortable living of a high standard and the unmistakable atmosphere of the sought-after historic city district.

The apartment with a usable area of 95 m<sup>2</sup> consists of an airy living room with access to a balcony, a dining area and a fully equipped kitchenette, two sunny bedrooms, one of which has an en-suite bathroom, a hallway and a shared bathroom. The 2 m<sup>2</sup> balcony overlooks the square surrounded by charming Art Nouveau houses, in the middle of which lies the Church of the Sacred Heart of Jesus.

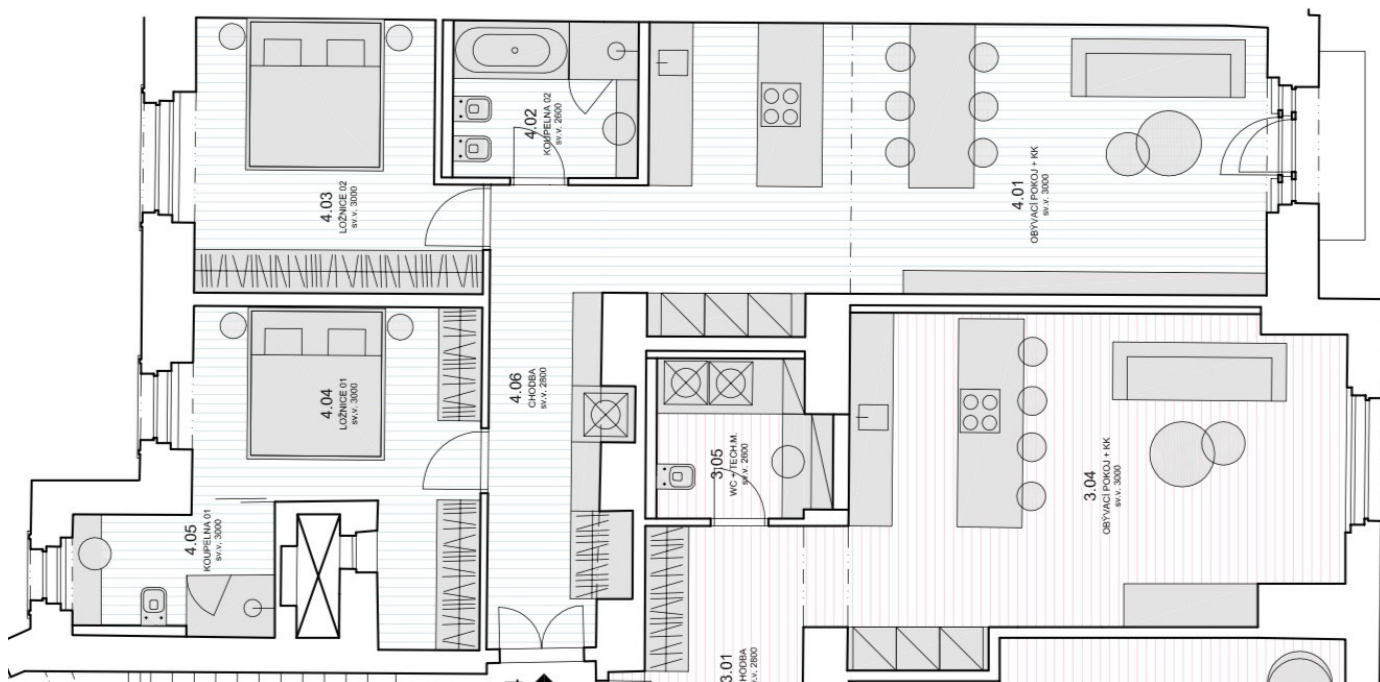
Standards include high quality materials and workmanship, wooden oak floors and new double glazed windows. In addition, the apartment has air conditioning, built-in wardrobes, a washing machine, a dryer and its own wine cellar. Apart from the kitchen and bathroom, the apartment is offered unfurnished, but it can be furnished for a higher rent. Housing fees are EUR 125 per person and advance payments for gas are CZK 10,000 per month, electricity is transferred to the tenant. One parking space is included in the rent, another is available for rent for a monthly fee of CZK 7,930.

The location of the wider center of the capital brings with it excellent accessibility and civic amenities. Just a few steps from the house there is a metro station line A - Jiriho z Podebrad square and several tram stops. In the surroundings you will find schools, doctor's offices, offices and countless shops, bars, restaurants and cafes. For leisure, there are also a number of parks, monuments, two regular farmers' markets and a number of cinemas and theaters nearby, offering cultural opportunities.

For complete information about the project and vacant housing units for rent, do not hesitate to contact us.



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