



🏠 114 m<sup>2</sup> 📄 Laubova, Praha 3 - Vinohrady 💰 59 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>N7197</b>	Price	<b>59 000 CZK per month + fees</b>
Address	<b>Laubova, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>114 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Balcony	<b>2 m<sup>2</sup></b>
Cellar	<b>2 m<sup>2</sup></b>	Lift	<b>Yes</b>
Date to move in	<b>1. 10. 2024</b>		

## About real estate

We offer for rent a spacious apartment 3+kt with a usable area of 114 sqm. The apartment is situated on the 2nd floor of a renovated apartment building with a lift in an attractive part of Prague Vinohrady.

The layout includes a living room with a kitchenette fully equipped with modern appliances, a bedroom with a private bathroom with a bathtub, bidet and toilet, a room with a balcony and a bathroom with a shower and toilet. Security doors, wooden floors, quality tiles in the bathrooms, built-in wardrobes in all rooms. The apartment can be rented unfurnished or including furnishings. In case of interest it is possible to rent a parking space in a filing cabinet for an additional fee of 5.000 CZK per month.

In the immediate vicinity of the apartment there are all amenities - services, shops, schools, many quality restaurants and cafes. Excellent accessibility - metro and tram stop Jiřího z Poděbrad near the house. Nearby is the Church of the Sacred Heart of the Lord, Svatopluk Čech Gardens, where you can comfortably relax, Žižkov TV tower, Škroupovo Square.

Available immediately.