



# Prague, bright partly furnished maisonette 3+kk for rent, 101 sqm, air con, Lublaňská, Vinohrady

Lublaňská 26, Praha, Hlavní město Praha

**32 000 CZK / měsíc**

We would like to offer for rent a duplex apartment with a total area of 101 sqm, which is designed as a 3+kk. The apartment is located on the fifth and sixth floors of a well-maintained brick building with an elevator in an attractive location in Vinohrady, Lublaňská Street, near the I.P. Pavlova metro station. The house has been renovated and the apartment was built with an attic in 2009. On the lower floor of the apartment there is a spacious living room connected to the kitchen (35 sqm) with the kitchen unit equipped with built-in appliances (glass ceramic hob, electric oven, fridge, dishwasher), a bedroom, a utility room that can also be used as a storage room and a bathroom with a shower corner and toilet. On the second floor there is a bedroom and a bathroom with a hydromassage bath and a toilet. Floating floor and quality tiles on the floors. The apartment also has air conditioning. To make living more pleasant, it is possible to use the space of the common garden. In the vicinity you will find all shops and services, restaurants, theaters, primary schools and more. Pleasant living with excellent transport accessibility, just a few minutes from the metro station I.P. Pavlova. Folimanka Park and Grébovka Park are nearby. There is a possibility to rent a parking space in the neighboring house. Available from 15/04/2024

## PRICE

Price Nájmu	32 000 CZK / měsíc
Note	+ 4.500 common charges + electricity and gas ( monthly fee 4.000 ), refundable deposit is 2 months rent
Commission	+ Commissions real estate

## LOCATION

District	Prague
Prague district	Prague 2
Part of city	Vinohrady
Street	Lublaňská
House number	349 / 26

## INFORMATION ABOUT THE PROPERTY

**Richard Dobiaš**

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Číslo nabídky: 77135

<https://homesweethome.cz/en/real-estate/77135/>

Contract type	Lease
Order number	77135
Date	05.04.2024
Available from	15.04.2024
Object kind	Brick
Object placing	Village centre
Flat class	Duplex
Equipped	Partially
Utility area m <sup>2</sup>	101
Total floor area m <sup>2</sup>	101
Number of parking spaces	
Number of garages	
Year of substantial inspection	1919
Date of moving in	15.04.2024
Number of building floors	5
Number of floor in building	5

## NOTE FLAT

Type	Flats
Flat kind	3+kitchenette
Ownership	Personal
Condition flat	Very good
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	148/2007 Sb.