



## Apartment Two-bedroom (3+kk)

€ 1 519 | CZK 35 900

80 m<sup>2</sup>, Prague 5, Smíchov, Nad Bertramkou





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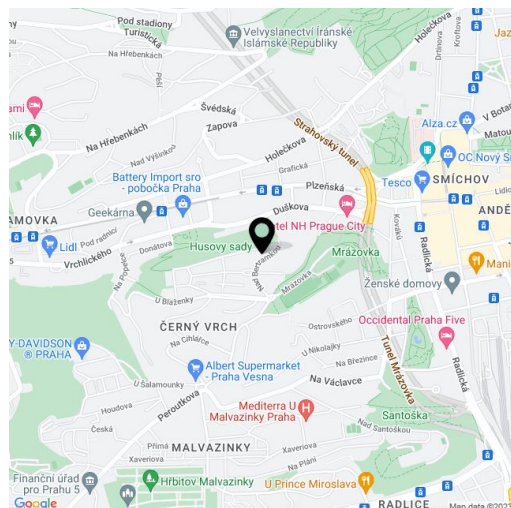
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Total area	109 m <sup>2</sup>
Floor area	80 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Parking	Parking on the plot
Cellar	Yes
Service price	Service charges including heating CZK 6,000/month. Electricity will be transferred to the tenant.
PENB	G
Reference number	100933

This 2-bedroom 2-bathroom apartment in the prestigious Bertramka neighborhood with 2 terraces and a garden is on the ground floor of a new apartment building built in the architectural tradition of the 1920s/1930s. Situated in an attractive green residential area in close vicinity of the Husovy Sady, Mrázovka, and Šalamounka parks, moments from the historic Bertramka Villa, now the Museum of W.A. Mozart and the Dušek family. The Mrázovka sports center with a terrace providing beautiful views of Prague is just minutes from the building. A highly sought-after location within quick reach of the Nový Smíchov shopping and entertainment center and the Anděl metro station, plus the Nikolajka Ice Rink and the French School.

The interior features a living room with a fully fitted open plan kitchen, dining area, and access to the terraces and garden, 2 bedrooms, 2 bathrooms (bathtub, toilet/walk-in shower, toilet), and an entrance hall.

Hardwood parquet floors, large-format tiles, French windows, independent energy meters. Parking on the plot and a cellar included in the price. Available from April 1st, 2023.





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