



Apartment Two-bedroom (3+kk)

Rented

89 m², Prague 5, Smíchov, Na pláni





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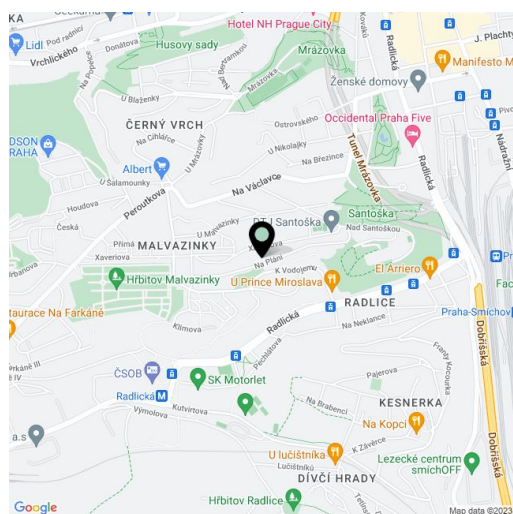
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Total area	101 m ²
Floor area*	89 m ²
Loggia	12 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,500. Electricity is billed separately.
PENB	C
Reference number	101492
Available from	Immediately

This bright, quality furnished apartment with a south-facing enclosed balcony and beautiful views is situated on the 3rd floor of the modern Aurum Residence set on a slope on a quiet street in Malvazinky, Prague 5, in close vicinity of the Pavi Vrch, Na Pláni, Na Farkáně, and Santoška parks and located within easy reach of the Radlická metro station, with bus and tram connections and quick access to full amenities, the Nový Smíchov/Anděl shopping zone, and sports facilities including a swimming pool, a fitness center, tennis courts, and more.

The interior features a living room with a fully fitted open plan kitchen, a bedroom with a fitted **walk-in closet**, a second bedroom, a bathroom (walk-in shower, toilet), a storage room, a utility room, a guest toilet, and an entrance hall with a built-in wardrobe. All main rooms have access to the **enclosed balcony**.

Hardwood floors, tiles, security entry door, ample storage space, French windows, automatic exterior blinds, central heating, underfloor heating in the bathroom, washing machine, dishwasher, induction cooktop, video entry phone, **cellar**, bike/pram storage. A **garage parking** space is included.



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.