



## Apartment One-bedroom (2+1)

Rented

69 m<sup>2</sup>, Praha 5, Smíchov, Zapova





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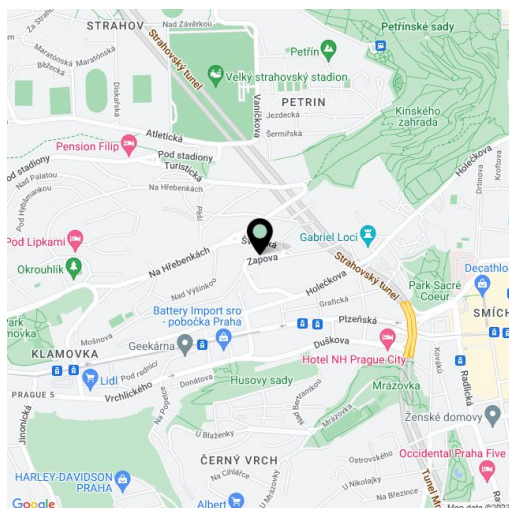
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Total area	69 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for common building charges and water approx. CZK 2,300. Electricity is billed separately - transferred to the tenant.
PENB	G
Reference number	102449
Available from	Immediately

This unfurnished apartment with nice views and original craftsmanship elements, on the first floor of a renovated Art Nouveau villa from 1910 with a shared garden, is set in an attractive location in the traditional residential area of Hřebenka on the border of Prague 5 and 6 near Petřínské Sady Park, not far from the Ladronka and Sacré Coeur parks. This district with many architecturally significant buildings is located near the Smíchov pedestrian zone on Anděl. Transport connections are provided by a bus line that ends at the Karlovo náměstí metro station, so the city center can be reached in less than 10 minutes. There are good amenities in close vicinity, and the French Lyceum is also nearby.

The interior features a fully fitted kitchen, a living room, a bedroom, a bathroom with a bathtub, a separate toilet, a utility room, and a large entrance hall.

Hardwood parquet floors, tiles, wooden windows with insulated and soundproof glass, original brass handles, electric boiler, washer, and dishwasher, sitting area in the shared garden. No elevator. Available from October 2023 (or earlier).



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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