



## Apartment One-bedroom (2+kk)

Rented

55 m<sup>2</sup>, Praha 5, Smíchov, Kmochova





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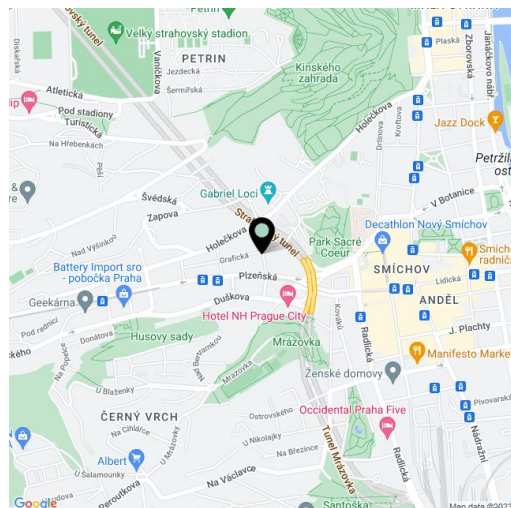
55 m<sup>2</sup>, Praha 5, Smíchov, Kmochova

Total area	55 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and garage maintenance: CZK 4,800. Electricity is billed separately.
PENB	C
Reference number	102512
Available from	Immediately

This brand new, unfurnished apartment is on the second floor of a new high quality residential project with an elevator and underground parking. Located on a slope in Hřebenky, a highly sought-after residential area in close vicinity of Kinského Garden, Petřín Hill, and the Nový Smíchov shopping and entertainment center. A quiet area with quick access to the city center, a 10-min. walk through a park to the Anděl metro station, convenient to the Újezd trams and the French School, with a direct route to the airport, a few min. walk to a tram and bus stop.

The interior features a living room with a fully fitted open plan kitchen, a bedroom with a built-in wardrobe, a bathroom with a walk-in shower and a toilet, and a storage room.

Heat recovery ventilation, KÄHRS hardwood oak floors, tiles, oversized windows, security entry door, central heating, underfloor heating, automatic exterior blinds, Villeroy & Boch sanitary ware, dishwasher, induction cooktop, microwave oven, cellar. A garage parking space is available at CZK 2,000/month.



\* 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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**HOLEČKOVA HOUSE | Byt A2.2 | 2+kk | 2. podlaží**

**A2.2**

**ústní rezervace**

<b>cena bez DPH</b>	<b>ústní rezervace</b>
<b>cena s DPH</b>	<b>ústní rezervace</b>
<b>místnost</b>	<b>m<sup>2</sup></b>
01 kuchyňský kout	11.4 m <sup>2</sup>
02 obývací pokoj	17.6 m <sup>2</sup>
03 chodba	2.4 m <sup>2</sup>
04 komora	1.5 m <sup>2</sup>
05 koupelna s WC	4.6 m <sup>2</sup>
06 ložnice	14.8 m <sup>2</sup>
průčky, sloupky a šachty	3.4 m <sup>2</sup>
obývací plocha	59.7 m <sup>2</sup>
úžitná plocha	7.5 m <sup>2</sup>
celková plocha	63.2 m <sup>2</sup>
garáže, sklepy, sklady	
sklad	SK01.04

*Priloha č. 3*