



Apartment One-bedroom (2+kk)

Rented

70.4 m², Praha 5, Smíchov, Švédská





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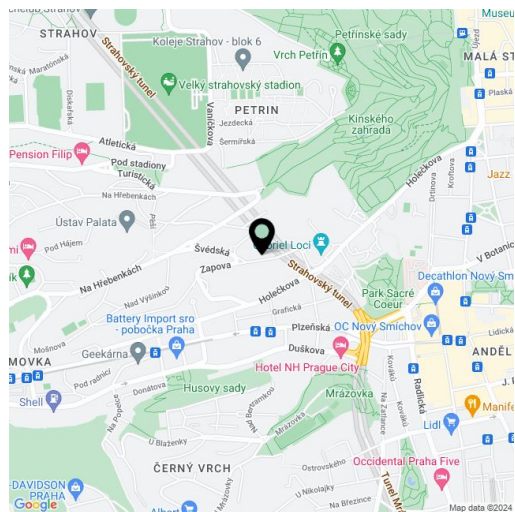
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Total area	70 m ²
Parking	-
Cellar	4 m ²
Service price	Monthly deposit for services and water is billed separately. Electricity and gas are billed separately.
PENB	Not required
Reference number	104889
Available from	Immediately

This partially furnished fully air-conditioned attic apartment with plenty of daylight is situated on the 3rd floor of a boutique historic apartment building with a shared south-facing garden and no elevator. The building stands on the edge of a traditional residential area near the former Hřebenka homestead, next to the Kinský Gardens and within walking distance of the Anděl center in Smíchov. The pleasant neighborhood with plenty of greenery and nice views of Prague is located near the city center, with full services and amenities within easy reach, including many sports fields on Strahov Hill. You can walk through the landscaped Sacré Coeur Park directly to the Nový Smíchov shopping center. Transport connections are provided by buses (7-minute ride to the city center to the Karlovo náměstí metro station), and driving by car is accelerated by the nearby tunnel complex.

On the entrance level, there is a spacious living room with a fully fitted open plan kitchen, a small study/bedroom, a bathroom with a bathtub and toilet, a cleaning and utility room, and a hallway. On the gallery (the attic level), there is space for a study/second bedroom.

Hardwood oak floors, large-format tiles, aluminum studio windows with el. control, Grohe, Vitra, Optima, Roca and Laguna sanitary ware, multi-split Olimpia Splendid Nexya **air-conditioning**, dimmable lights, pleated blinds, bespoke built-in furniture, gas boiler, dishwasher, induction stove top, microwave oven, **cellar**, common **garden**.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.