



## Apartment Three-bedroom (4+kk)

Rented

129.6 m<sup>2</sup>, Prague 5, Smíchov, Albrightové





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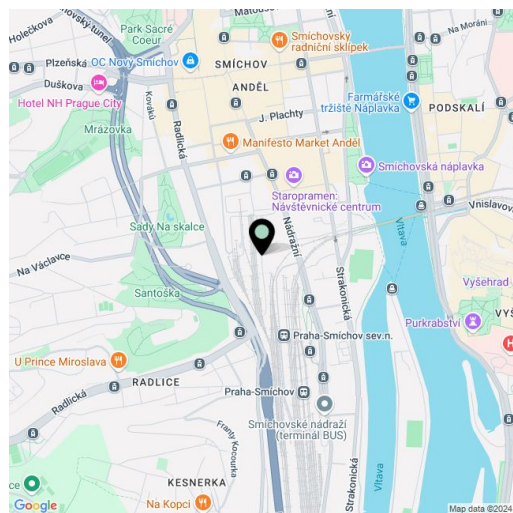
129.6 m<sup>2</sup>, Prague 5, Smíchov, Albrechtov

|                  |   |
|------------------|---|
| Total area       | 155 m <sup>2</sup>  |
| Floor area*      | 130 m <sup>2</sup>  |
| Terrace          | 25 m <sup>2</sup>   |
| Parking          | Two garage parking spaces.  |
| Garage           | Yes   |
| Cellar           | 6 m <sup>2</sup>  |
| Service price    | Monthly deposit for services, water, and heating: CZK 9,500 for one person, extra person CZK 800 monthly. Electricity is billed separately. |
| PENB             | B   |
| Reference number | 106418  |
| Available from   | Immediately   |

This brand-new furnished apartment with 2 terraces is situated on the 5th floor in the Smíchov City residence - a new building with an elevator and parking. Located close to the Anděl commercial center in Smíchov, in a newly arising district with a pedestrian zone, with great accessibility by metro and tram, and easy reach of the French School, the Smíchov and Výtoň embankments, several sports grounds, rich amenities and services, the Anděl metro station, and the Na Knížecí bus terminal.

The interior features a spacious living room with a fully fitted open plan kitchen, a **terrace**, and lovely views of Vyšehrad Castle and the quiet courtyard, a master bedroom with an en-suite bathroom (walk-in shower, toilet), two bedrooms, a **walk-in closet**, a bathroom (bathtub), a separate toilet, a laundry room, and an entrance hall with built-in wardrobes. All three bedrooms have built-in wardrobes and access to a **terrace**.

**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, French windows, central heating, dishwasher, induction cooktop, microwave oven, cellar. Two garage parking spaces are available.**



\* 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.