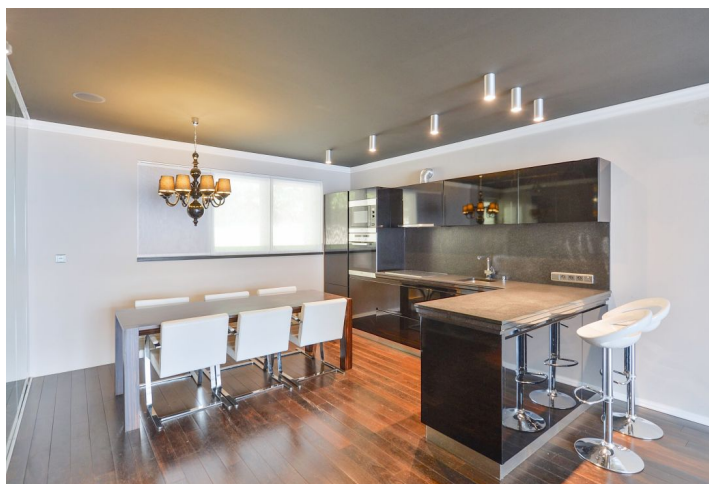
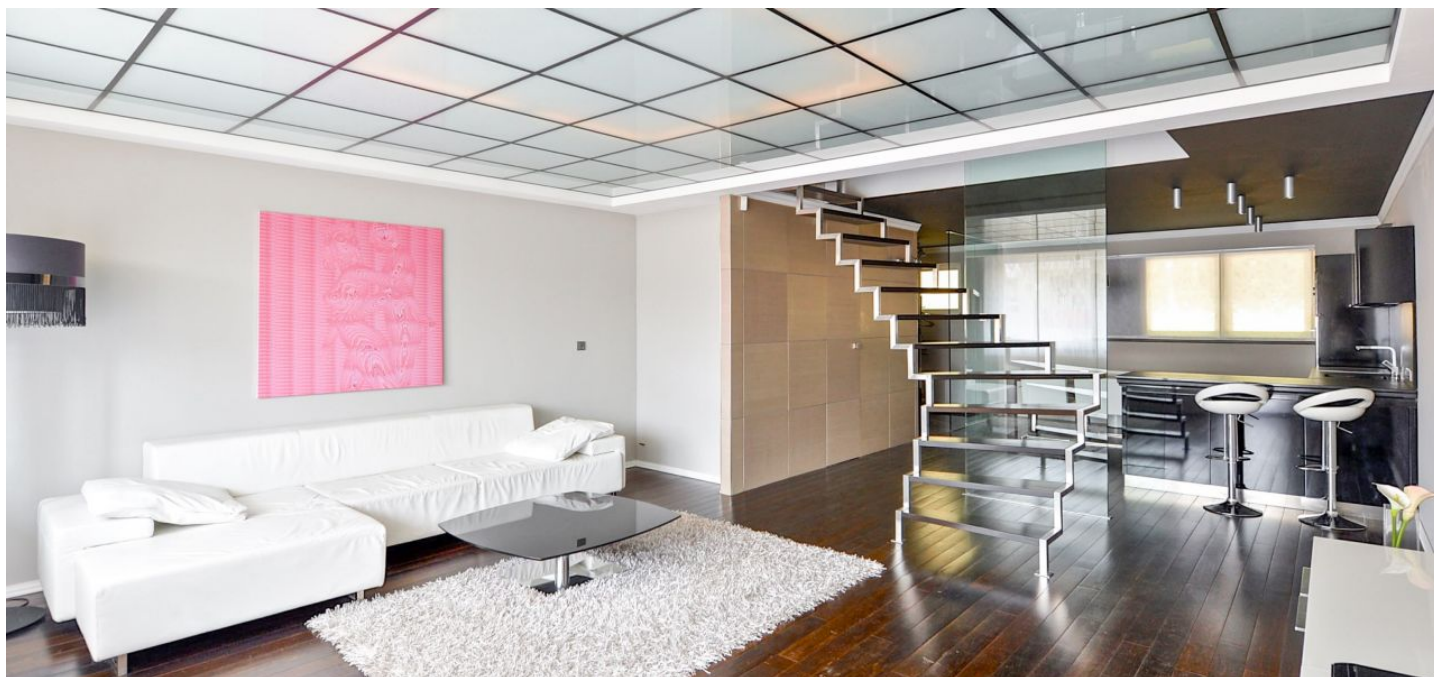




## Apartment One-bedroom (2+kk)

Rented

89 m<sup>2</sup>, Prague 5, Smíchov, Nad Palatou





## Apartment One-bedroom (2+kk)

Rented

89 m<sup>2</sup>, Prague 5, Smíchov, Nad Palatou

Total area	95 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes

**Service price** Deposit for common building charges CZK 2,500 per month. Electricity and gas - transfer to the tenant.

**PENB** G

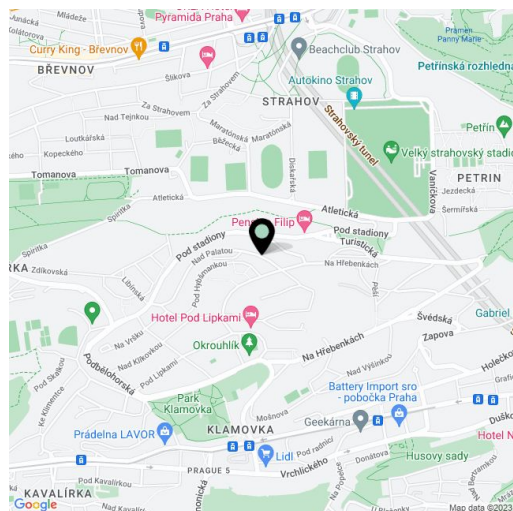
**Reference number** 20932

**Available from** Immediately

Completely refurbished and furnished with designer furniture, this high-quality split-level apartment with a balcony is situated on the first floor of a residential building. Located in a quiet and green residential neighborhood under Strahov Park, with quick access to the French School and Anděl/Nový Smíchov business and entertainment center with a metro station (five min. to the city center). A bus stop is 180 m from the building.

The lower level includes a comfortable open living room with a dining area, a fully fitted kitchen, and access to the balcony, a shower bathroom, a guest toilet, and an entry hall. The upper floor features one bedroom with a fitted walk-in closet, marble bathroom, TV, tub, bidet, and toilet.

Green views, tropical wood floors, marble tiles, floor heating throughout, built-in storage, roller blinds, granite kitchen worktop, Miele kitchen appliances, washer, TV, audio system, alarm connected to a security agency, 5 m<sup>2</sup> cellar, automatic garage gate. Garage parking included.



\* 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.