



Apartment Two-bedroom (3+kk)

Rented

124 m², Prague 5, Smíchov, Pecháčkova





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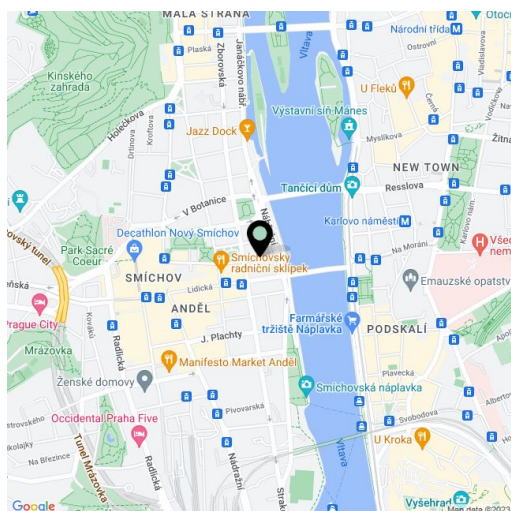
124 m², Prague 5, Smíchov, Pecháčkova

Total area	126 m ²
Floor area*	124 m ²
Balcony	2 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	23603
Available from	Immediately

Benefiting from a complete refurbishment, this is an unfurnished 2-bedroom 2-bathroom flat with a balcony on the first floor of a Neo-Classical residential building after complete renovation, with beautifully preserved original features. Located just a few steps from the Vltava riverbank and park at 14. října Square, within walking distance of the city center, Anděl metro station and tram links, Kinského Gardens and Nový Smíchov shopping mall with full amenities nearby.

The interior features a comfortable living room with a fully fitted open plan kitchen and a dining area, a master bedroom with an en-suite shower room with a toilet, a second bedroom with a **balcony** facing the courtyard, a family bathroom with a bathtub and a toilet, a laundry room, an additional guest toilet, and a spacious entrance hall.

High standard materials and finishes, **solid wood parquet floors**, large windows, high ceilings, built-in wardrobes, security entry door, central gas heating, induction cooktop, dishwasher, **cellar**, lift. **Two on-site garage parking spaces** at CZK 3.000 per 1 space. Monthly deposit for service charges, water and heating CZK 6.000. Electricity is billed extra.



* 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.



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2. NP

BYT 03 / 3+KKK

118 m²

1	Chodba	14,98 m ²
2	Komora	1,37 m ²
3	WC	1,78 m ²
4	Obyvací pokoj + KK	51,24 m ²
5	Koupelna	8,78 m ²
6	Ložnice	16,79 m ²
7	Ložnice	18,99 m ²
8	Koupelna + WC	4,07 m ²

Celkem interier		118 m ²
9	Balkon	1,8 m ²
Celkem balkon		1,8 m ²

