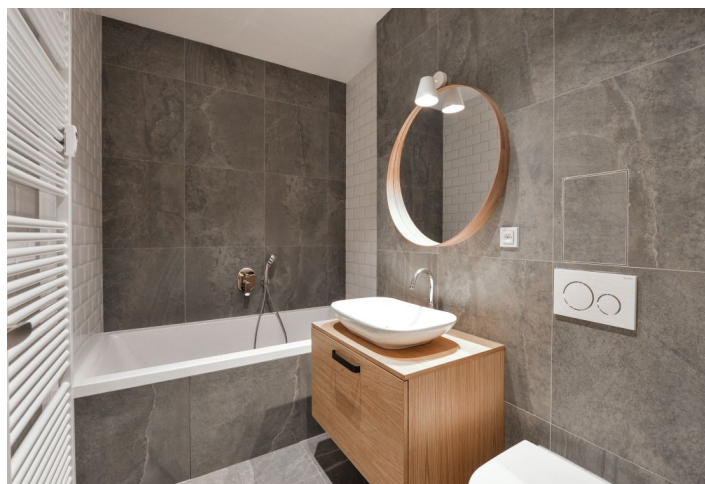




## Apartment Two-bedroom (3+kk)

Rented

70 m<sup>2</sup>, Prague 5, Smíchov, Grafická





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Rented

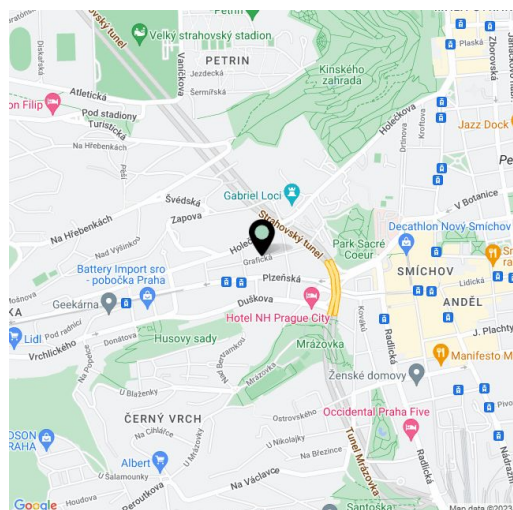
70 m<sup>2</sup>, Prague 5, Smíchov, Grafická

Total area	102 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	24863
Available from	Immediately

Boasting a 32 m<sup>2</sup> south facing terrace, this fully reconstructed 2-bedroom flat furnished with design furniture is on the basement / lower ground floor of a completely newly refurbished residential building with no lift. Situated in a quiet street close to Sacre Coeur Park, one short tram stop from Nový Smíchov shopping and entertainment center and Anděl metro station with full amenities in the area. Location with very quick access to the city center, in close vicinity of the Kinského Garden and the French School.

The interior features living room with a fully fitted open kitchen, two bedrooms, bathroom with bathtub and toilet, and a spacious entry hall. The terrace facing the courtyard is accessible from the living room and one bedroom.

Solid wood parquet floors, large format tiles, high vaulted ceilings, security entry door, built-in wardrobes / storage, gas heating, washer, dishwasher, TV, video entry phone. Deposit for common building charges, heating and water CZK 3.400/ month for one person, CZK 3.800/ month for two persons. Electricity is billed separately (transfer to the tenant).



\* 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.