



Apartment Three-bedroom (4+kk)

Rented

106 m², Prague 5, Smíchov, U Nikolajky





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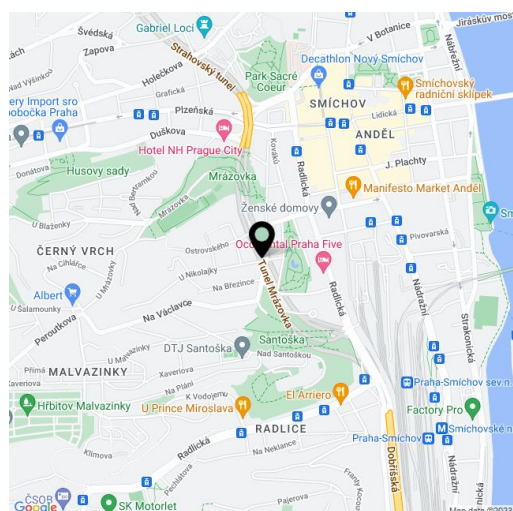
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Total area	119 m ²
Floor area*	106 m ²
Loggia	13 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Common building charges, water, heating, energy, and Internet CZK 11,000/month.
PENB	B
Reference number	25416
Available from	Immediately

Benefiting from a south-facing terrace, this 3-bedroom apartment with views of Prague is on the fourth floor of the Park Nikolajka residential project surrounded by greenery. Situated on a quiet dead-end street within easy reach of the French School, Nový Smíchov commercial center, and Anděl metro station (line B), with quick access to the city center and full amenities in the area.

The interior includes a living room with a fully fitted open plan kitchen and access to a south-facing terrace, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and terrace access, two additional bedrooms with green views, a fitted walk-in closet, a bathroom with a massage bathtub, a guest toilet, and an entry hall with built-in wardrobes.

Wooden floors, tiles, security entry door, automatic outdoor blinds, dishwasher, alarm, satellite reception, chip entry to the building. Two on-site underground garage parking spaces included.



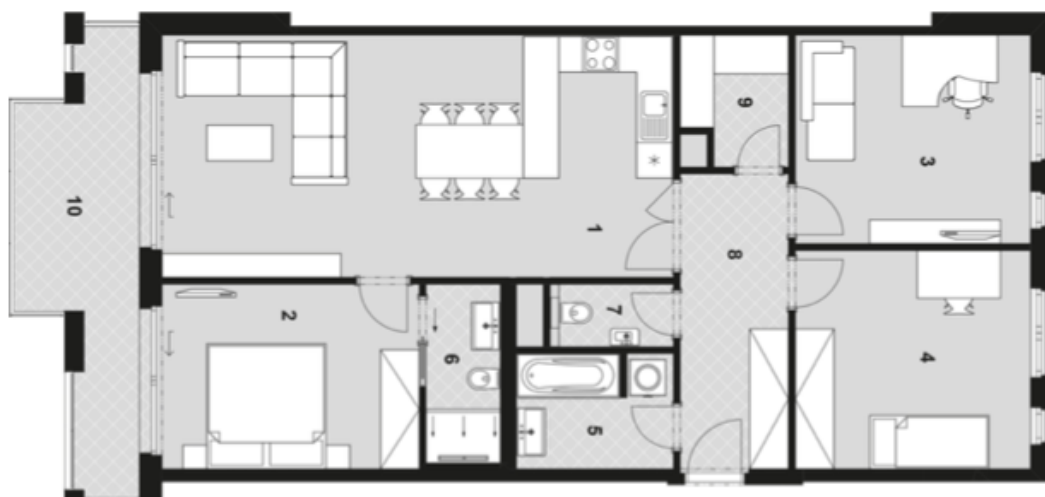
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Číslo	Název místnosti	Plocha
1	Obývací pokoj a kuchyňský kout	34,9 m ²
2	Pokoj	13,4 m ²
3	Pokoj	13,6 m ²
4	Pokoj	14,2 m ²
5	Koupelna	4,9 m ²
6	Koupelna	3,7 m ²
7	Toalet	1,9 m ²
8	Předsíň	9,5 m ²
9	Komora	3,5 m ²
Vnitřní užitná plocha		99,60 m ²
Celková podlahová plocha		106,00 m ²
10	Lodžie	13,0 m ²
Sklepy		S4
Parkovací stání		PS15 PS14