



## Apartment Two-bedroom (3+1)

Rented

118 m<sup>2</sup>, Praha 5, Smíchov, U Dvou srpů





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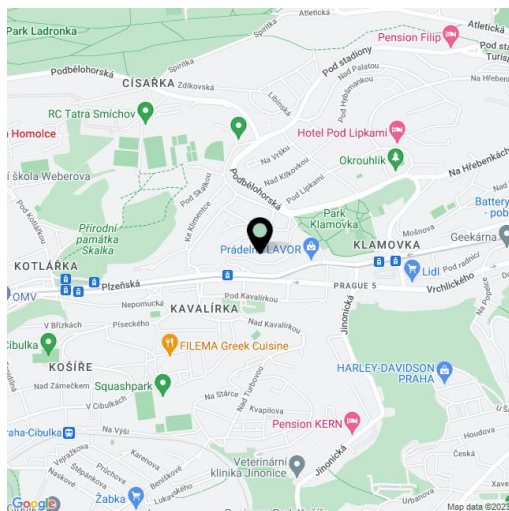
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Total area	120 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	One parking space included.
Cellar	Yes
PENB	G
Reference number	29345
Available from	Immediately

This sunny, newly partly renovated 2-bedroom flat with a balcony, parking, a shared terraced garden and green views is situated on the first floor of a residential villa from 1927. Located on a southern slope in a quiet residential neighborhood in Smíchov, Prague 5, in close vicinity of the Klamovka Park. Green location with quick access to full amenities and public transportation (trams, buses, 3 min. by car / a few short stops to Anděl metro station and Nový Smíchov shopping mall).

The interior features a fully fitted eat-in kitchen, a walk-through living room with a sliding glass double door leading to one bedroom, second bedroom, a small study, bathroom with bathtub, a separate toilet, **walk-in closet**, and a spacious entrance hall with a balcony.

Preserved original details, **solid wood parquet floors**, high ceilings, large windows, built-in storage, gas boiler, **cellar**, independent energy meters. No lift. One on-site outdoor **parking space** included. Service charges and water CZK 1500 per month. Gas and electricity are billed separately.



\* 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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