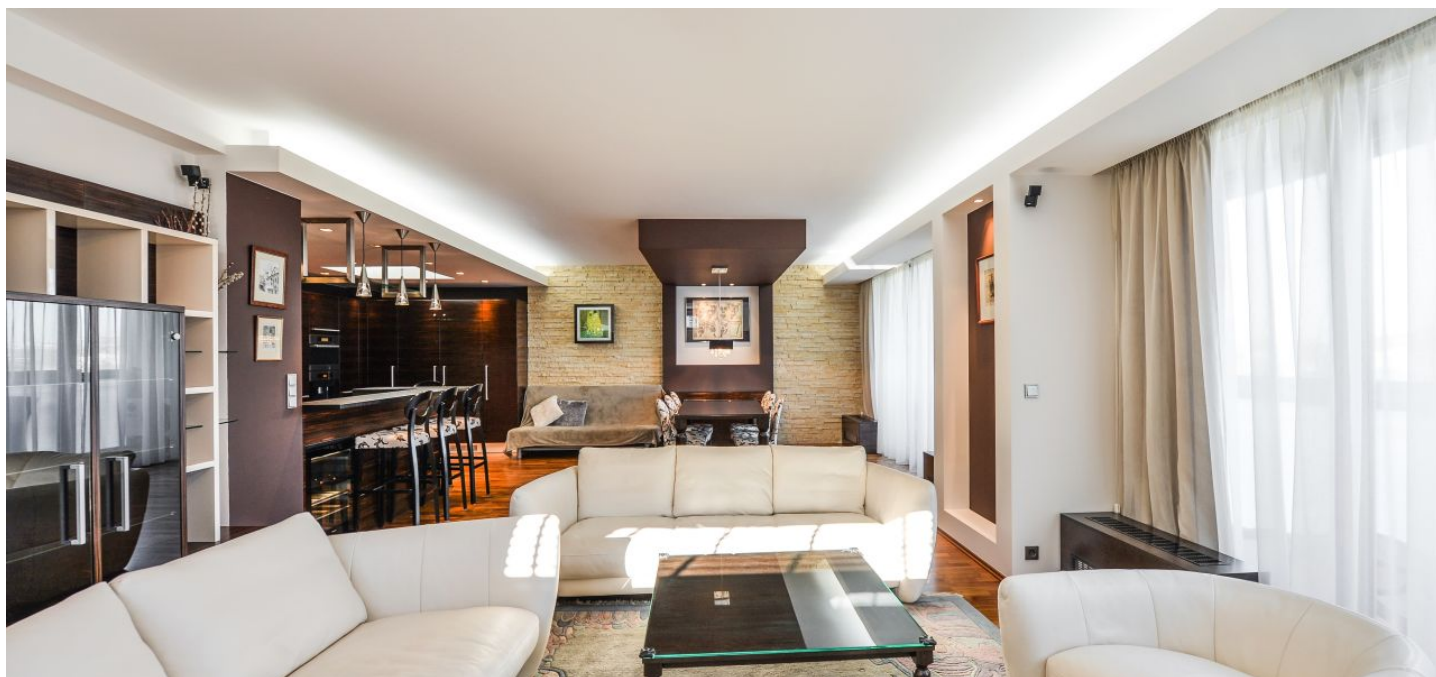




## Apartment Four-bedroom (5+kk)

170 m<sup>2</sup>, Prague 5, Smíchov, Astlova

€ 1 988 | CZK 50 000





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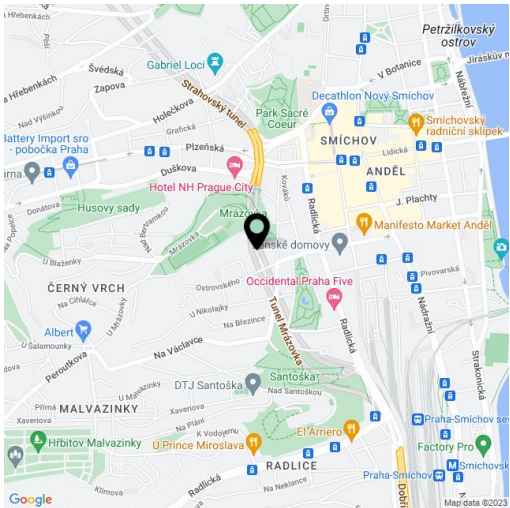
170 m², Prague 5, Smíchov, Astlova

Total area	185 m²
Floor area*	170 m²
Loggia	15 m²
Parking	Two on-site garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	29490
Available from	Immediately

Spacious, completely furnished, fully air-conditioned 3-4-bedroom 2-bathroom apartment with a 15 m² enclosed balcony, on the 3rd floor of the Nový Anděl Residence, with a lift, parking and a green landscaped courtyard. Located in a quiet residential area in Smíchov, close to the French School, only a 5 minute walk to Anděl metro station and Nový Smíchov shopping and entertainment center.

The interior features a generously sized living room with dining area, a fully fitted and equipped open kitchen and balcony access, master bedroom with an en-suite bathroom (walk-in shower, bidet, toilet), two bedrooms, guest bedroom (or office or walk-in closet), and family bathroom (bath, bidet, toilet). There is a large storage room, a guest toilet, hall and entrance hall with built-in wardrobes.

High quality equipment and furnishings, **wooden floors**, tiles, wenge custom made furniture, built-in storage, floor-to-ceiling windows, central heating, Miele kitchen appliances incl. a steam oven, dishwasher and wine fridge, video entry phone, alarm connected to a security agency, UPC cable, basement storage in a nearby building. **Two on-site garage parking spaces** are available. Deposit for service charges, water, heating and parking: CZK 7000 per month. Connection to a security agency: approx. CZK 2500 per quarter. Electricity will be transferred 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.