



## Apartment Three-bedroom (4+kk)

Rented

108 m<sup>2</sup>, Praha 5, Smíchov, Plzeňská





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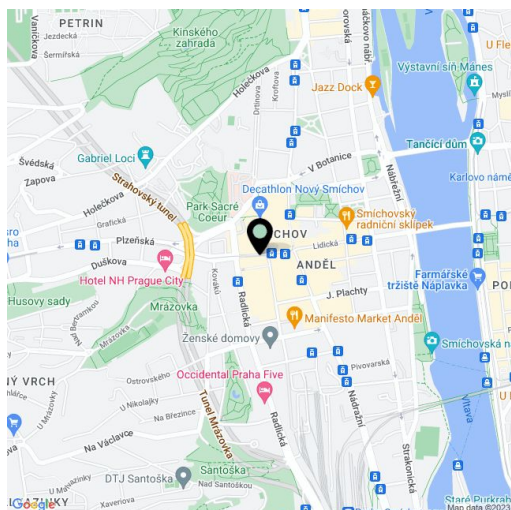
Total area	138 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Garden	65 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	30111
Available from	Immediately

Boasting a sauna, a private garden, and a terrace, this is newly renovated 3-bedroom 2-bathroom apartment on the ground floor of a fully newly refurbished freestanding building with a shared garden and parking.

Located in a quiet and green residential neighborhood of Prague 5 next to Skalka Park, just a short drive to the Anděl commercial and entertainment center and metro station (or five tram stops), and with convenient access to the French School, the popular Ladronka Park, and Motol golf course. The tram stop can be reached in a few minutes.

The apartment features a living room with a dining area and a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet), two additional bedrooms with **terrace** access, an office (or walk-in closet), a family bathroom (**sauna, massage bathtub**, walk-in shower), a separate toilet, and an entrance hall. The private **garden** is accessible from the living room and master bedroom.

Featuring views of the greenery, tiles throughout, underfloor heating, French windows, a gas boiler, a dishwasher, a microwave oven, a TV and Internet points in all rooms, and independent energy meters. **Garage** parking is available for CZK 2,000 per month. Service charges and utilities 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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