



## Apartment Two-bedroom (3+kk)

Rented

113 m<sup>2</sup>, Praha 5, Smíchov, U Nikolajky





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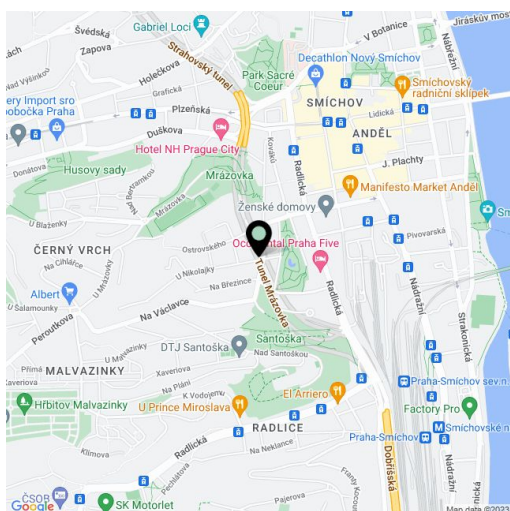
113 m<sup>2</sup>, Praha 5, Smíchov, U Nikolajky

Total area	120 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	One garage parking space.
Garage	Yes
Cellar	-
PENB	G
Reference number	30232
Available from	Immediately

Furnished 2-bedroom apartment with 2 balconies on the third floor of the Nikolajka residential project surrounded by greenery, in a quiet dead-end street, in close vicinity of the French School, Anděl metro station, and Nový Smíchov shopping mall. Building amenities include a 24/7 reception, manned security, a camera system, underground parking, and a leafy courtyard with benches. In a neighborhood with full amenities within easy reach, incl. a winter sports stadium, tennis courts, and a park.

The apartment includes a living room with a fully fitted open plan kitchen and a balcony offering views of the greenery, a separate toilet, and a spacious entrance hall. There is a separate zone featuring a hall, a master bedroom with a fitted walk-in closet and a balcony, a second bedroom, a bathroom (bathtub, walk-in shower, sink, toilet), and a storage room.

Other features include solid wood parquet floors, tiles, a security entry door, built-in wardrobes, external blinds, a washer, a dishwasher, a microwave oven, a TV, a video entry phone, chip entry to the building, and pram / bike storage. One garage parking space is included. The deposit for service charges, water and heating are CZK 5-6,000/month. 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.