



## Apartment Two-bedroom (3+kk)

Rented

105 m<sup>2</sup>, Prague 5, Smíchov, Na Březince





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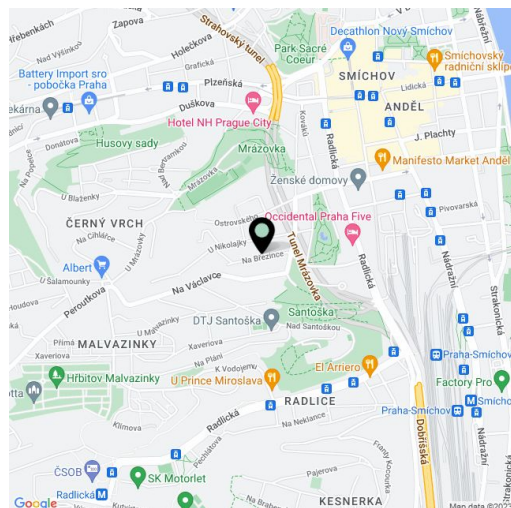
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Total area	112 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32361
Available from	Immediately

This bright and airy, fully furnished 2-bedroom attic duplex with a terrace and stunning panoramic views of Prague is on the 6th floor of a renovated apartment building built in a geometric modern style. Set on a quiet one-way tree-lined street, within walking distance of a metro station, tram stops, and the center of Smíchov. Located just a short walk from the busy Anděl neighborhood, yet surprisingly tranquil. The street, where the writer Josef Škvorecký once lived, is surrounded by interesting buildings with metal gates and landscaped gardens. Full amenities incl. a winter stadium are in close proximity, plus a lot of greenery: the Santoška Garden under the wooded Paví vrch area, landscaped orchards on Skalka and Mrázovka Park. Trams and metro are a 5 min. walk or 2 min. by bus, the stop is a short walk from the building.

The layout of the 4th floor (accessible by elevator to the mezzanine floor) consists of a living room with a dining area and fully fitted open plan kitchen, and a bedroom with access to the east-facing terrace. There is also a windowed bathroom (shower, sink, toilet, heated towel rail), an entrance hall, and a storeroom. Upstairs, there is a comfortable sleeping floor (about 25 m<sup>2</sup>) with a clothes closet and a wash-basin, accessible by a staircase from the living room. The living room is lined with a gallery ideal for growing ornamental plants or herbs. The gallery can be reconfigured as a balcony simply by raising the railing.

Wooden floors, wooden French windows and skylights, Italian tiling, fireplace, washing machine, induction hob, dishwasher, lighting and electricity on the terrace, original hand-planed ceiling beams in the upstairs bedroom, gas heating, great insulation. Service charges and water bills: approx. CZK 1200/month. Gas and electricity will be transferred to the tenant's name.



\* 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.