



## Apartment Two-bedroom (3+kk)

Rented

107 m<sup>2</sup>, Prague 5, Smíchov, Na Císařce





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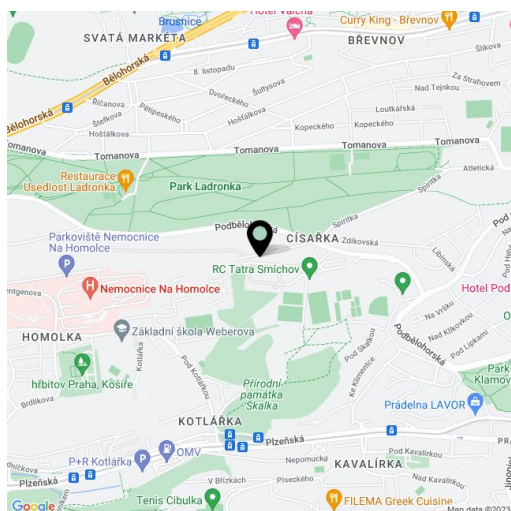
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Total area	142 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	32599
Available from	Immediately

Boasting a 35 m<sup>2</sup> south facing terrace and beautiful green views, this spacious 2-bedroom 2-bathroom apartment is on the third floor with lift in a modern residential project with a 24/7 reception and manned security, camera surveillance system and a children's playground. Located in a quiet green area close to the popular Ladronka Park with biking and in-line skating trails, and the Skalka natural park. Area with quick access to the city center and regular bus connections - closest metro stations: Motol and Anděl.

The apartment features a large 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) and built-in wardrobes, a second bedroom, and a family bathroom (bathtub). There is a separate toilet, a laundry room, and an open entrance hall with built-in storage. The terrace is accessible from the living room and the master bedroom.

Quality laminated floors, tiles, security entry door, blinds, central heating, washing machine, dryer, dishwasher, microwave oven, UPC cable connection. One garage parking space is included. Service charges, water and heating bills: approx. CZK 6000/month. Electricity is 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.