



## Apartment Studio (1+kk)

51 m², Prague 5, Smíchov, U Nikolajky

€ 996 | CZK 25 000





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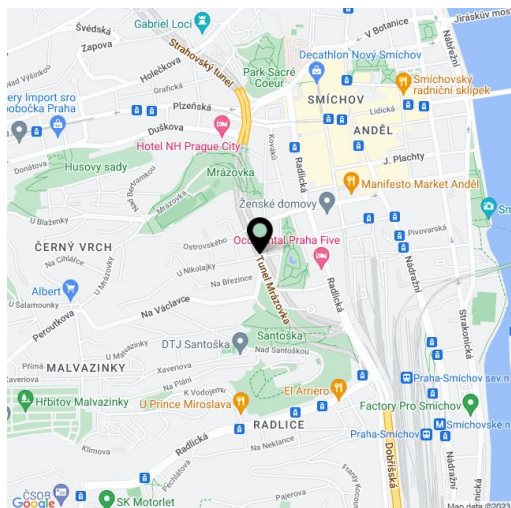
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Total area	59 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	One garage parking space at CZK 2 000/month.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	33037
Available from	Immediately

This fully furnished, air-conditioned studio apartment with a large balcony is on the first floor of the Park Nikolajka residential project surrounded by greenery. Located in a quiet dead-end street, in close vicinity of the French School, Anděl metro station, and Nový Smíchov shopping mall, with full amenities within easy reach, incl. a winter sports stadium, tennis courts, and a park.

The interior includes a living room / bedroom with a fully fitted open plan kitchen, a breakfast bar and **balcony** access, a shower room with a toilet, a **fitted walk-in closet**, and an entrance hall.

**Wooden floor**, tiles, security entry door, blinds, central heating, washer, dryer, dishwasher, microwave oven, wine fridge, garden furniture, TV, video entry phone, alarm, chip entry to the building, **cellar**, lift, pram storage. One underground **garage parking** space is available at CZK 2000/month. Deposit for service charges, water and heating: CZK 1980/month for one person. Electricity is billed separately. Available from February 2020.



\* 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.