



Apartment One-bedroom (2+kk)

Rented

108 m², Praha 5, Smíchov, U Nikolajky





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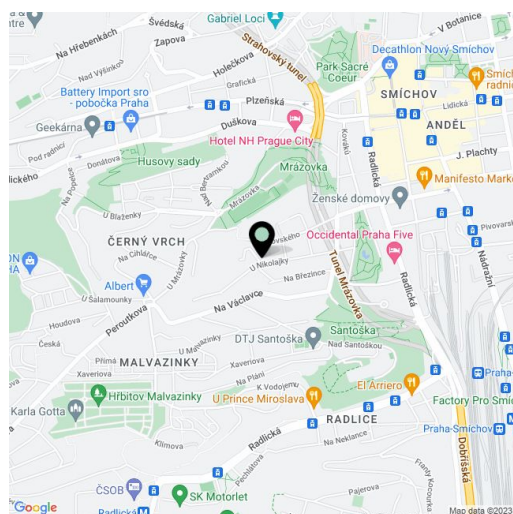
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Total area	114 m ²
Floor area*	108 m ²
Balcony	6 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Deposit for services, water, and heating: CZK 9,700/month. Electricity is billed separately.
PENB	G
Reference number	35851
Available from	Immediately

This fully furnished apartment with a balcony is on the 3rd floor of the Nikolajka residential project (2006) surrounded by greenery, on a quiet dead-end street, in close vicinity of the French School, the Anděl metro station, and the Nový Smíchov shopping mall. Building amenities include a 24/7 reception, manned security, a camera system, underground parking, and a leafy courtyard with benches. Located in a neighborhood with full amenities within easy reach, incl. a winter sports stadium, tennis courts, and a park.

The apartment features a living room with a fully fitted open plan kitchen and balcony offering views of the green surroundings, the city, and Vyšehrad Castle. There is a spacious bedroom with a large fitted walk-in closet and park views, a shower room, a toilet, a separate fitted walk-in closet, and an entrance hall.

Wooden floors, tiles, security entry door, exterior blinds, central heating, Miele washer and dryer, dishwasher, microwave oven, TV, video entry phone, chip card entry to the building, pram/bike storage. A **garage parking** space is included.



* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.