



## Apartment Two-bedroom (3+kk)

Rented

77 m<sup>2</sup>, Prague 5, Smíchov





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Total area	101 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Parking	Parking place available.
Cellar	Yes
Service price	Monthly deposit for common building charges and water CZK 5,000. Electricity is billed separately - transferred to the tenant.
PENB	G
Reference number	36385
Available from	Immediately

\* 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.

This apartment with 2 balconies is on the 1st floor of an apartment building built in the architectural tradition of the 1920s/1930s, situated in an attractive green residential area in close vicinity of the Husovy Sady, Mrázovka, and Šalamounka parks, moments from the historic Bertramka Villa, today the Museum of W. A. Mozart and the Dušek family. The Mrázovka sports center with a terrace providing beautiful views of Prague is just minutes from the building. A highly sought-after location within quick reach of the Nový Smíchov shopping and entertainment center and Anděl metro station, plus the Nikolajka Ice Rink and the French School.

The interior features a living room with a fully fitted open plan kitchen, dining area, and access to the **balcony**, two bedrooms (one with access to the second **balcony**), a bathroom (bathtub, toilet), an additional separate toilet, and an entrance hall.

**Hardwood parquet floors**, large-format tiles, French windows, independent energy meters, elevator. **cellar**. An outdoor parking space behind the fence is included in the price.



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