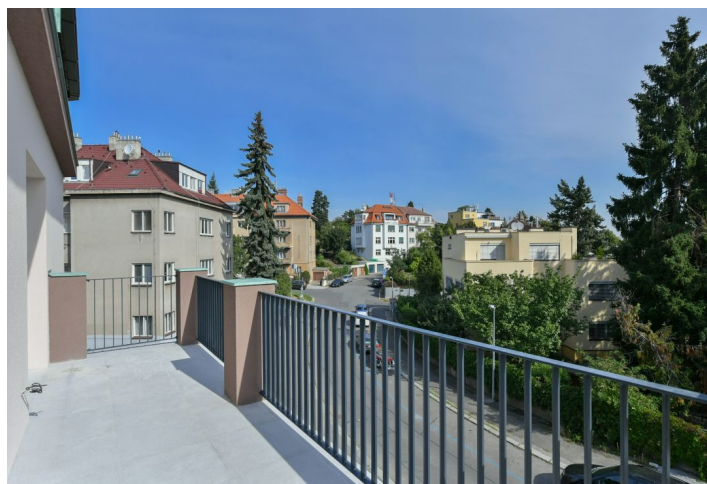




## Apartment Two-bedroom (3+kk)

Rented

77 m<sup>2</sup>, Praha 5, Smíchov





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Rented

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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          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 36386              |
| 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.

Brand new apartment in the prestigious Bertramka neighborhood. This 2-bedroom apartment with 2 balconies is on the second floor in a new 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, a today's 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. 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, a 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.

**Solid wood parquet floors**, large format tiles, French windows, independent energy meters, lift. Service charges and utilities are billed separately.