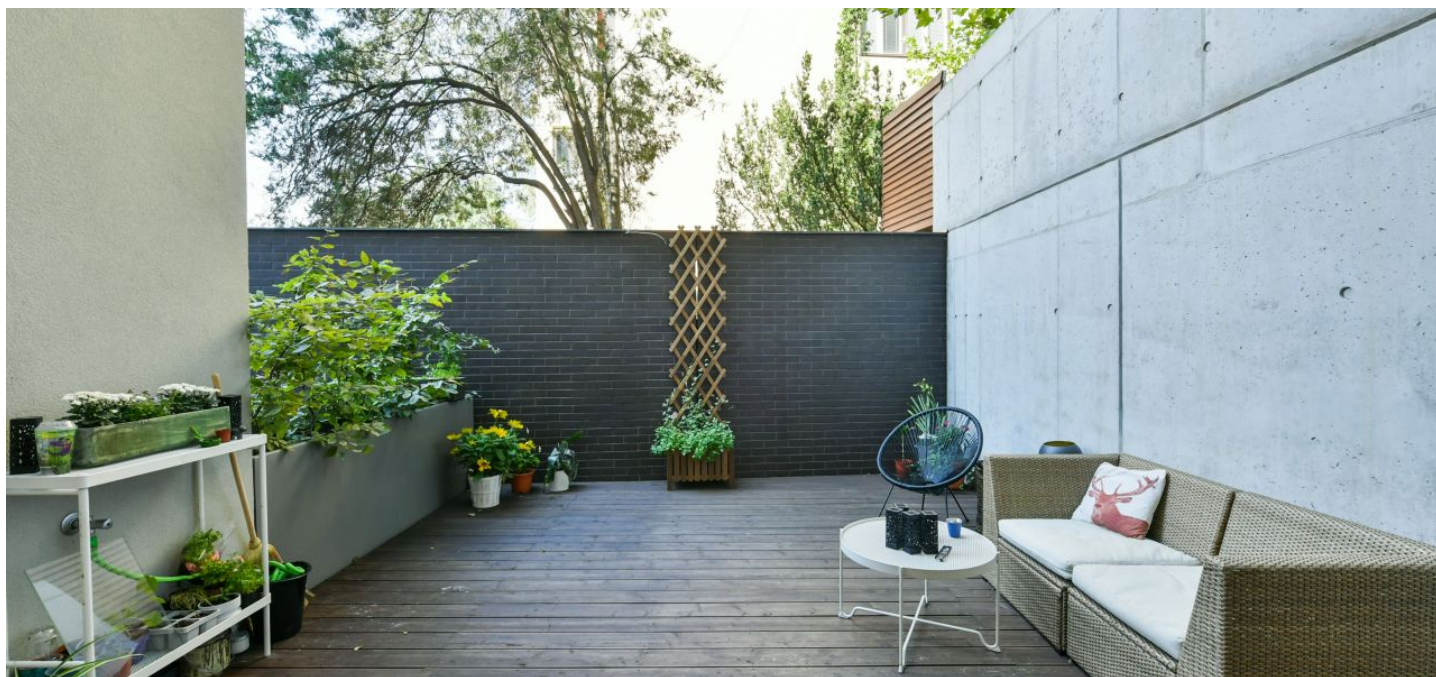




## Apartment One-bedroom (2+kk)

€ 1 107 | CZK 28 000

53 m<sup>2</sup>, Praha 5, Smíchov, Holečkova





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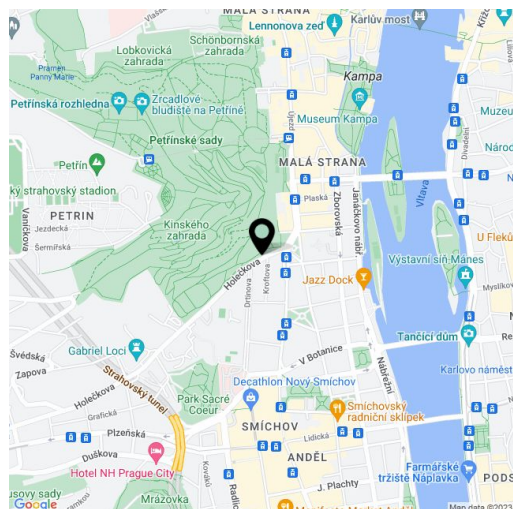
53 m<sup>2</sup>, Praha 5, Smíchov, Holečkova

Total area	84 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Deposit for services, water, and heating: CZK 3,500/month. Electricity - transferred to the tenant.
PENB	B
Reference number	36884
Available from	08.01.2025

Boasting a 31 m<sup>2</sup> terrace, this fully furnished 1-bedroom apartment is on the 2nd floor of the Palata Residence—a recently constructed building with an elevator and a private garden with relaxation zones. Situated on a quiet street in Smíchov, Prague 5, within easy reach of Sacre Coeur Park and Kinských Gardens. A location with very quick access to full amenities and the city center, two short tram stops from the Anděl metro station, the Nový Smíchov shopping and entertainment center, and the Na Knížecí Bus Terminal.

The apartment offers a living room with a fully fitted open plan kitchen and dining area, one bedroom, a bathroom incl. a bathtub, a walk-in shower, and a toilet, and an open entrance hall. The spacious **private terrace** is accessible from both main rooms.

**Hardwood floors**, large-format tiles, security entry door, French windows, automatic exterior blinds, central heating, washer/dryer, TV, video entry phone, elevator, camera system, chip entry to the building, **storage room** on the second floor.



\* 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.