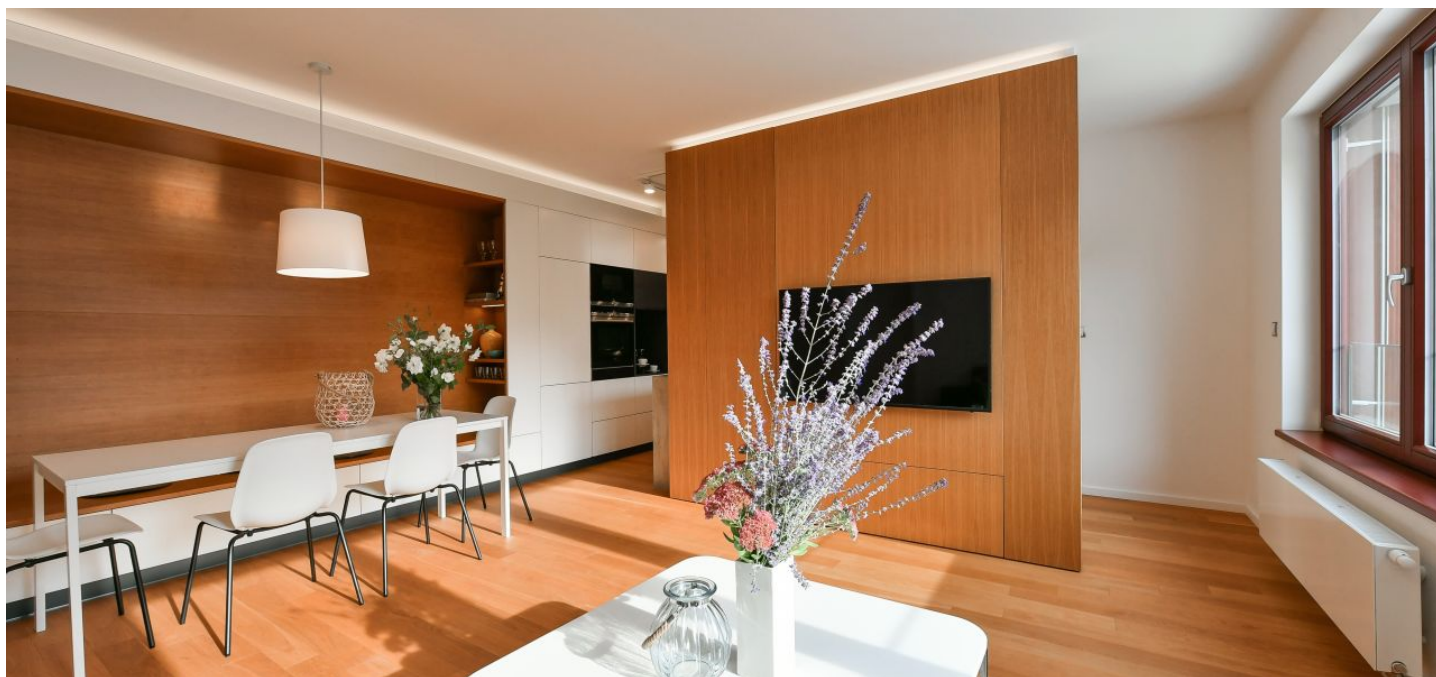




Apartment Three-bedroom (4+kk)

€ 2 473 | CZK 62 500

112 m², Prague 5, Smíchov, U Nikolajky





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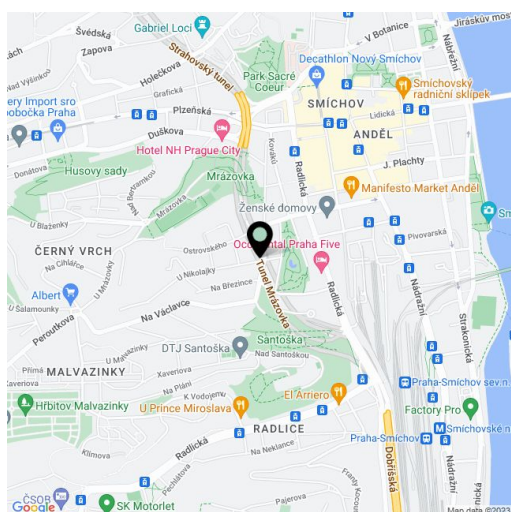
112 m², Prague 5, Smíchov, U Nikolajky

| | |
|------------------|--|
| Total area | 116 m ² |
| Floor area* | 112 m ² |
| Balcony | 4 m ² |
| Parking | Garage parking. |
| Garage | Yes |
| Cellar | Yes |
| Service price | Deposit for services, heating, and water CZK 6,125/month for 3 persons. Electricity - transferred to the tenant. |
| PENB | B |
| Reference number | 37277 |
| Available from | Immediately |

Boasting wonderful views of a nicely landscaped quiet garden, this high-standard semi-furnished apartment is on the 2nd floor of the modern Park Nikolajka Residence surrounded by lush greenery. Located on 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 features a living room with a fully-fitted open plan kitchen and dining area, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and built-in wardrobes, a second bedroom with access to a balcony, another bedroom, a bathroom with a massage bathtub, 2 sinks, and a walk-in shower, a separate toilet, a utility room, and an entrance hall with built-in wardrobes.

High-standard equipment and finishes, hardwood oak floors, tiles, security entry door, automatic exterior blinds, central heating, washer, dryer, dishwasher, microwave oven, chip entry to the building, **cellar (8 m²)**, pram storage. Lockable **garage space included in the rent**, and a second garage space is available at CZK 2,500/month. Can be rented fully furnished or unfurnished.



* 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.



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| Číslo | Názov miestnosti | Plocha |
|-------|---------------------------------|----------------------------|
| 1 | Obývací pokoj a kuchynský kout | 33,1 m ² |
| 2 | Pokoj | 15,7 m ² |
| 3 | Pokoj | 15 m ² |
| 4 | Pokoj | 15,9 m ² |
| 5 | Koupeľna | 6,7 m ² |
| 6 | Koupeľna | 4,4 m ² |
| 7 | Toaleta | 1,4 m ² |
| 8 | Predsieň | 15,2 m ² |
| 9 | Komora | 4,8 m ² |
| | Vnitřní užitná plocha | 112,2 m² |
| | Celková podlahová plocha | 119,8 m² |
| 10 | Balkon | 3,5 m ² |
| | Sklepy | S8 |
| | Parkovací stání | PS37 UPS21 |