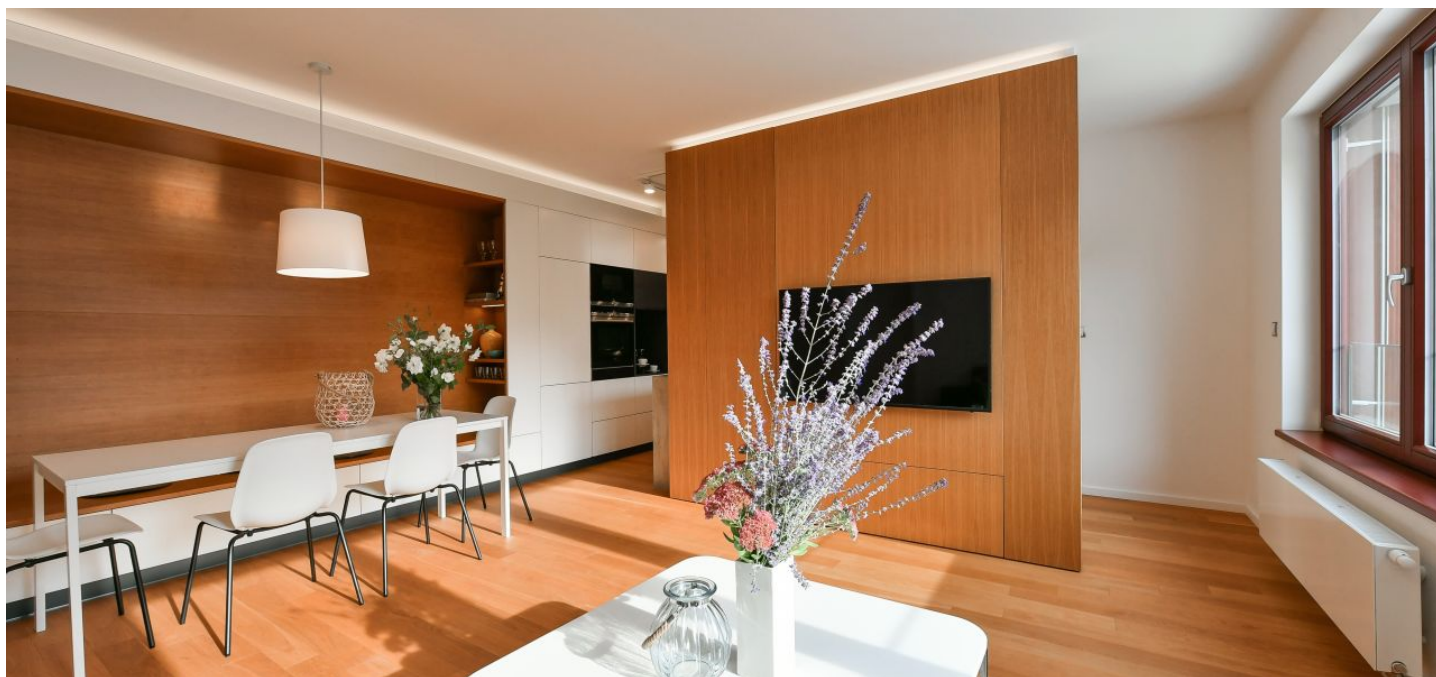




## Apartment Three-bedroom (4+kk)

Rented

112 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky





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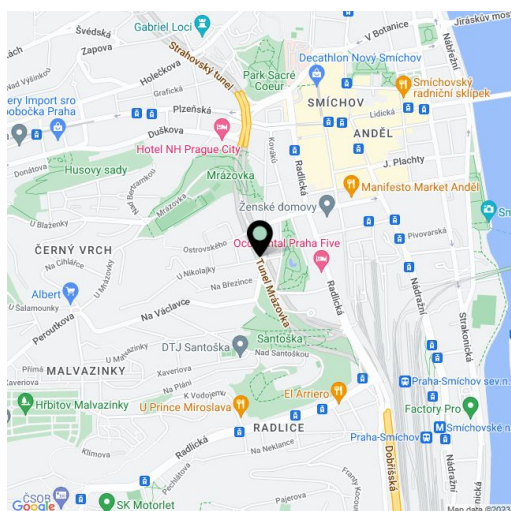
Total area	116 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37277
Available from	31.12.2024

Boasting wonderful views of nicely landscaped quiet garden, this is a new high standard semi furnished 3-bedroom apartment on the second floor in the modern Park Nikolajka Residence surrounded by lush greenery.

Located in 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 living room with fully-fitted open plan kitchen and dining area, master bedroom with en-suite bathroom (walk-in shower, toilet) and built-in wardrobes, second bedroom with access to a balcony, another bedroom, bathroom with massage bathtub, 2 wash-basins, and walk-in shower, separate toilet, utility room, and entrance hall with built-in wardrobes.

High standard equipment and finishes, solid oak floors, tiles, security entry door, automatic external blinds, central heating, washer, dryer, dishwasher, microwave oven, chip entry to the building, **cellar** (8m<sup>2</sup>), pram storage. Lockable **garage space included in rent**, second garage space available at CZK 1,500/month. Fixed payment for common building charges CZK 2,516/month, deposit for heating and water CZK 2,800/month. Electricity will be transferred to the tenant. 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.



# Apartment Three-bedroom (4+kk)

112 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky

Rented



Číslo	Název místnosti	Plocha
1	Obývací pokoj a kuchyňský kout	33,1 m <sup>2</sup>
2	Pokoj	15,7 m <sup>2</sup>
3	Pokoj	15 m <sup>2</sup>
4	Pokoj	15,9 m <sup>2</sup>
5	Koupelna	6,7 m <sup>2</sup>
6	Koupelna	4,4 m <sup>2</sup>
7	Toaleta	1,4 m <sup>2</sup>
8	Předsiň	15,2 m <sup>2</sup>
9	Komora	4,8 m <sup>2</sup>
	<b>Vnitřní užitná plocha</b>	<b>112,2 m<sup>2</sup></b>
	<b>Celková podlahová plocha</b>	<b>119,8 m<sup>2</sup></b>
10	Balkon	3,5 m <sup>2</sup>
	<b>Sklepy</b>	<b>S8</b>
	<b>Parkovací stání</b>	<b>PS37 UPS21</b>