



Apartment Four-bedroom (5+kk)

Rented

125 m², Praha 5, Smíchov, Astlova





Apartment Four-bedroom (5+kk)

Rented

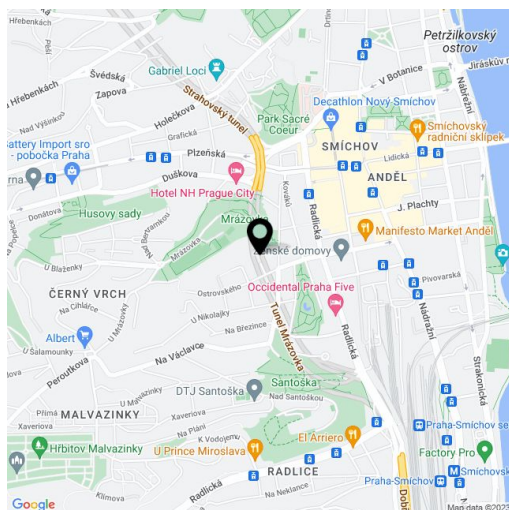
125 m², Praha 5, Smíchov, Astlova

Total area	136 m ²
Floor area*	125 m ²
Balcony	11 m ²
Garden	24 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	37956
Available from	Immediately

Boasting a garden and a terrace, this is a spacious 4-bedroom 2-bathroom apartment on the first floor of the contemporary Nový Anděl Residence, with a lift, parking and a green landscaped courtyard. Located in a quiet residential area in the central part of Smíchov, close to the French School, only a 5 min. walk to the Anděl metro station and Nový Smíchov shopping and entertainment center.

The interior features a spacious living room with a dining area, a fully fitted open plan kitchen and access to the terrace with green views, 3 separate bedrooms with garden access, and a 4th bedroom accessible from the living room. There is a full bathroom (bathtub, walk-in shower, bidet, toilet), a shower room with a toilet, a walk-in closet, an additional separate toilet, and an entrance hall with built-in wardrobes.

Solid wood parquet floors, tiles, French windows, blinds, central heating, dishwasher, induction cooktop, microwave oven, alarm, video entry phone, chip entry to the building. The apartment can be equipped with furniture at a higher rent. A garage parking space is included. One or two more garage spaces are available at CZK 2000/space/month. Monthly deposit for service charges Water and heating CZK 6.000. Electricity is billed separately.



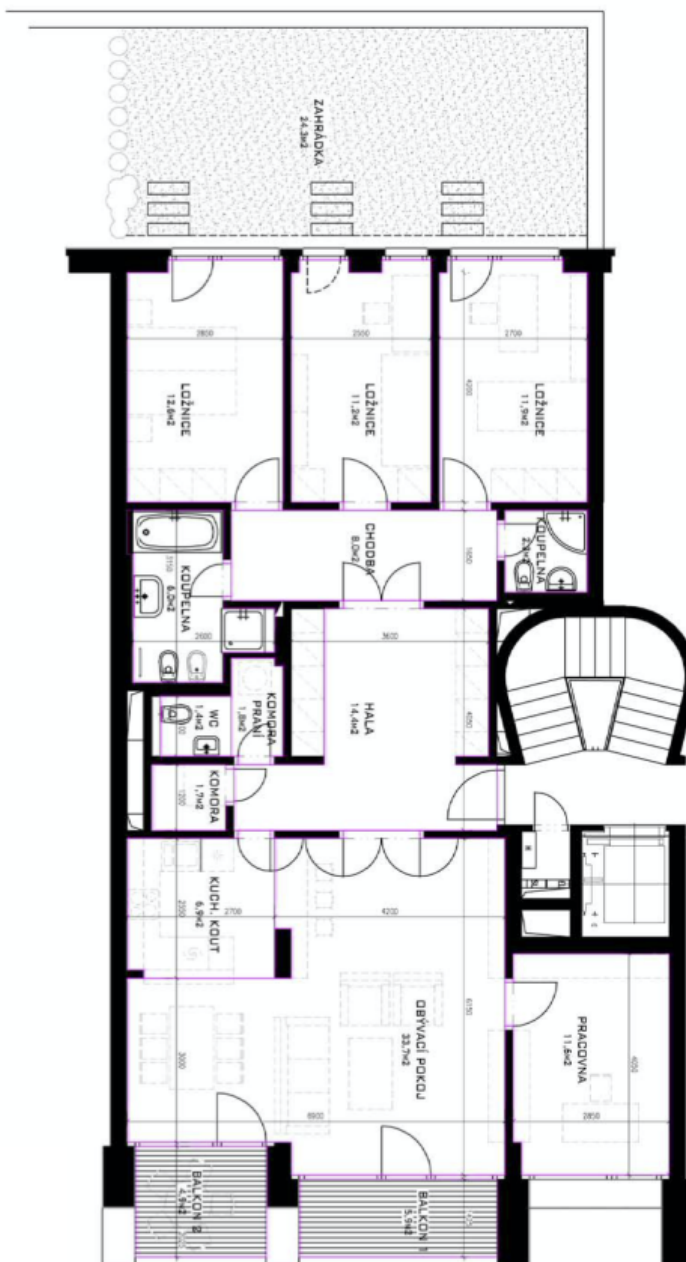
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Four-bedroom (5+kk)

125 m², Praha 5, Smichov, Astlova

Rented



SCALE 1 : 100

užitná plocha	124,5m ²
BALKONY	10,8m ²
CELKEM	135,3m ²
ZAHRADKA	24,3m ²

REZIDENCE
NOVÝ ANDEL