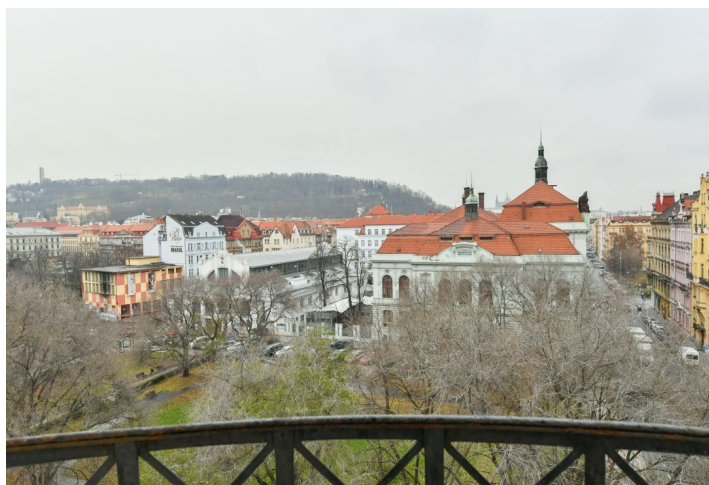




## Apartment One-bedroom (2+kk)

Rented

98 m<sup>2</sup>, Praha 5, Smíchov, náměstí 14. října





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Rented

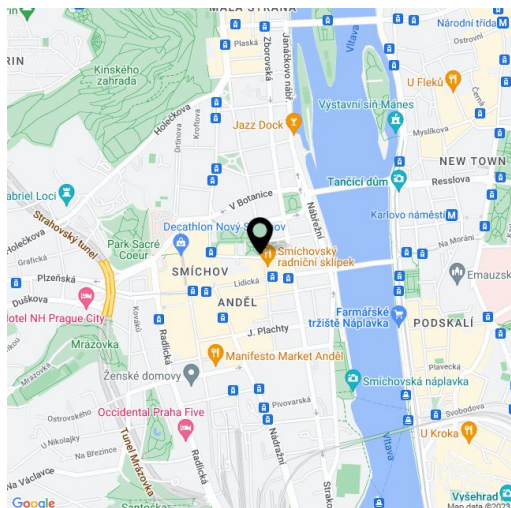
98 m<sup>2</sup>, Praha 5, Smíchov, náměstí 14. října

|                  |                    |
|------------------|--------------------|
| Total area       | 103 m <sup>2</sup> |
| Floor area*      | 98 m <sup>2</sup>  |
| Balcony          | 5 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 38084              |
| Available from   | Immediately        |

Benefiting from a complete new renovation and preserved original features, this is a comfortable furnished 1-bedroom apartment with 2 balconies, on the fifth floor of a renovated traditional residential building with a lift, great entrance area and a shared courtyard garden. Located opposite the park at 14. října Square, just moments from the Vltava riverbank, and within walking distance of Anděl metro station and tram links, the French School, Kinského Gardens and Nový Smíchov shopping center with full amenities nearby. Location with very quick access to the city center.

The airy interior features a living room with a dining area, a fully integrated kitchen, **2 balconies** and views of the green square and the Prague Castle, a spacious bedroom, a shower room with a toilet, a utility room, and a huge central entrance hall with built-in wardrobes and storage.

High ceilings, large windows, **solid wood parquet floors**, mosaic tiling, security entry door, gas boiler, washing machine, dishwasher, TV, video entry phone, chip entry to the building. Monthly deposit for service charges and water consumption CZK 1.500 (for one person). Utilities are 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.