



## Apartment Two-bedroom (3+1)

103 m², Prague 5, Smíchov, Stroupežnického

Rented





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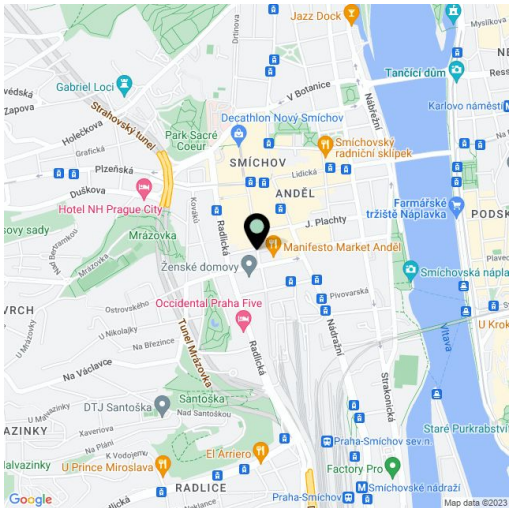
103 m², Prague 5, Smíchov, Stroupežnického

Total area	107 m²
Floor area*	103 m²
Balcony	4 m²
Parking	Parking in a nearby garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	39283
Available from	Immediately

This is a semi furnished air-conditioned 2-bedroom 2-bathroom apartment with a balcony, situated on the second floor of a well kept renovated residential building with a new lift. Located just minutes from numerous conveniences incl. the huge Anděl / Nový Smíchov business and shopping center with sports and cultural facilities. Area with great public transportation connections, a few min. from Anděl metro station and multiple bus and tram links. Conveniently located for the French School.

The interior features a living room, a fully fitted kitchen, a master bedroom with a **balcony** facing the courtyard, an en-suite bathroom and a **walk-in closet**, plus a second bedroom / study with a **walk-in closet**. There is a shower room, an additional separate toilet, and an entrance hall.

Preserved original details, high ceilings, large windows, **solid wood parquet floors**, tiles, gas boiler, washing machine, dishwasher, induction cooktop, microwave oven. **Parking** can be arranged in a nearby garage at an additional fee. Monthly deposit for service charges and water: CZK 600/person/month. Gas and electricity are billed separately (transfer to the tenant).



\* 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.