



## Apartment Three-bedroom (4+kk)

Rented

100 m<sup>2</sup>, Praha 5, Smíchov, Kroftova





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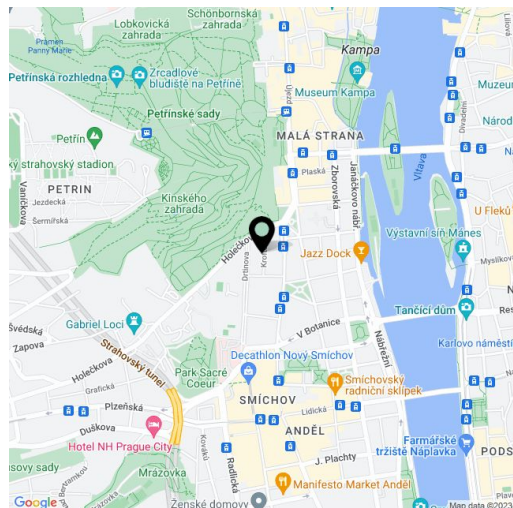
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Total area	100 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Common building charges, water, and heating CZK 5,500/month. Electricity is billed separately - transferred to the tenant.
PENB	G
Reference number	39617
Available from	Immediately

This completely renovated unfurnished 3-bedroom apartment is located on the 5th floor of a partly renovated classic brick building with an elevator on a quiet side street near Kinský Garden, within walking distance of the Anděl center in Smíchov. The French Lyceum is practically right by the house, and a primary school and high school, the Švanda Theater, a library, shops, restaurants, cafes, and many parks are nearby. Easy connection by tram, metro, and bus, fast access to a tunnel complex by car.

The interior consists of a living room with a fully equipped kitchen, a study, 2 bedrooms facing a **quiet courtyard**, a bathroom with a bathtub and toilet, a separate toilet, an entrance hall, and a walk-in closet.

**Wooden floors** and casement windows, tiles in the bathroom, washer with a dryer, dishwasher, microwave oven, built-in wardrobes in both bedrooms, central heating, **cellar**. Despite the photos, the apartment is **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.