



## Apartment Three-bedroom (4+1)

Rented

140 m<sup>2</sup>, Prague 5, Smíchov, Vodní





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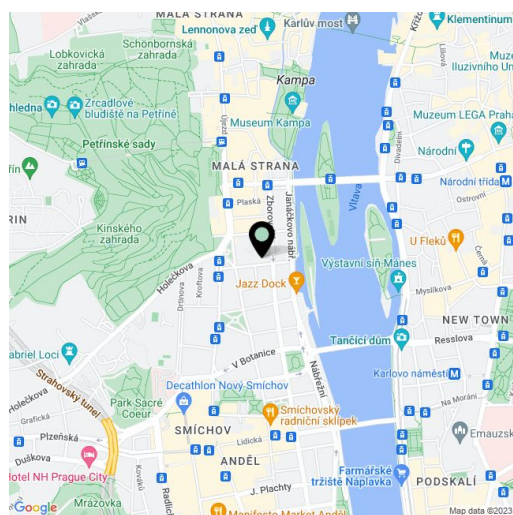
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Total area	145 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	-
Reference number	39698
Available from	Immediately

This is a 3-bedroom apartment with a balcony, on the second floor of a well kept traditional building with no lift. Situated on the Malá Strana and Smíchov divide, just steps from the Kinských Garden and the Vltava riverbank, and within walking distance of the Kampa Island, the Petřín Hill, the National Theater, and Anděl / Nový Smíchov shopping, entertainment and business center. The location offers full amenities and services, sports and cultural venues, and great transportation connections (Prague Ring Road access, a few min. from a tram stop).

The interior features a living room, three bedrooms, a fully fitted kitchen with a **balcony** facing a green courtyard, a shower room with a toilet, a storage room / walk-in closet, an additional separate toilet, and an entrance hall. Two of the main rooms are walk-through.

Preserved original details, **solid wood parquet floors**, tiles, large windows, washing machine, dishwasher. Monthly deposit for service charges CZK 3,000. 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.