



Apartment Three-bedroom (4+kk)

Rented

407.5 m², Prague 5, Smíchov





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Total area	437 m ²
Floor area*	408 m ²
Terrace	30 m ²
Parking	-
Cellar	-
Service price	Common building charges (fixed) CZK 4,500. Utilities are paid separately - transferred to the tenant.
PENB	G
Reference number	39906
Available from	Immediately

* 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.

This unique, partially furnished, spacious apartment with a terrace and panoramic views of Prague Castle and the Vltava River, which has been completely renovated is situated on the last two floors of a renovated classic apartment building with an elevator, a shared garden in the courtyard, and impressive entrance areas. The house is located in Smíchov in Prague 5, a few steps from the Vltava embankment, within walking distance of the Kinský Garden, the French Lyceum, and the Anděl metro station and the Nový Smíchov shopping and entertainment center with full amenities in the vicinity. A location with very fast access to the center.

The apartment's lower level consists of a generous living area, a bathroom with a shower, a toilet, and an entrance hall with built-in wardrobes. The upper floor offers another generous living area, 3 bedrooms (one with ensuite bathroom with a bathtub and toilet), a third bathroom with a shower and toilet, a separate fully equipped kitchen, and a winter garden with a fireplace. The terrace is interconnected with the kitchen and the winter garden.

Designer furniture, wooden floors and tiles, **air-conditioning, artworks**, French windows, **terrace, fireplace**, gas boiler, dishwasher, induction hob, washer, dryer, storage space.



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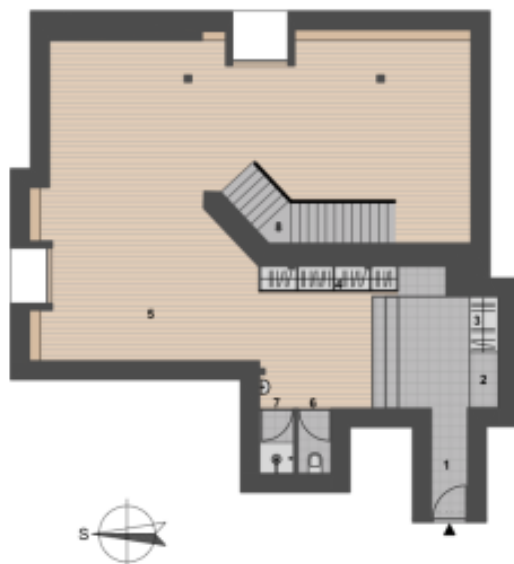
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horní podlaží / upper floor 296 m²



spodní podlaží / lower floor 110 m²



- 21 venkovní terasa / terrace 29,6 m²
- 20 krb / fireplace
- 19 zimní zahrada / indoor garden 31,8 m²
- 18 kuchyně / kitchen 5,6 m²
- 17 ložnice / bedroom 35,0 m²
- 16 ložnice / bedroom 29,1 m²
- 15 obytný prostor / living space 54,4 m²
- 14 koupelna, sprcha / bathroom 6,4 m²
- 13 wc / toilet 1,4 m²
- 12 wc / toilet 1,4 m²
- 11 koupelna / bathroom 10,6 m²
- 10 ložnice / bedroom 33,0 m²
- 9 obytný prostor / living space 82,3 m²
- 8 schodiště / staircase 6,0 m²
- 7 sprcha / shower 1,7 m²
- 6 wc / toilet 1,6 m²
- 5 obytný prostor / living space 90,3 m²
- 4 šatní skřín / wardrobe 2,7 m²
- 3 šatní skřín / wardrobe 2,0 m²
- 2 kotl / boiler
- 1 vstupní chodba / entrance 12,2 m²

