



## Apartment Two-bedroom (3+kk)

Rented

100.8 m<sup>2</sup>, Praha 5, Smíchov, U Mrázovky





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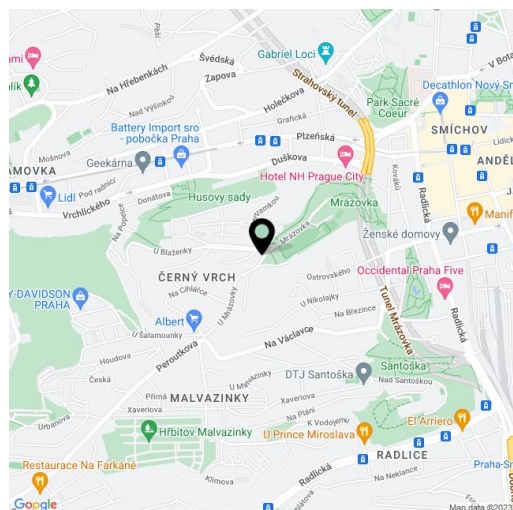
**Rented**100.8 m<sup>2</sup>, Praha 5, Smíchov, U Mrázovky

Total area	108 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	40700
Available from	Immediately

This is an attractive sunny apartment offering beautiful views of Prague, in a completely refurbished 100 years old villa. The semi furnished, fully air-conditioned 2-bedroom split-level apartment benefits from a gallery, access to a shared garden, a small terrace, a balcony and a large garage. Situated on the topmost third floor of a meticulously renovated traditional villa in a quiet neighbourhood on the border of Smíchov and Malvazinky districts in Prague 5, close to the Šalamounka and Nikolajka Parks and the Santoška Garden, within quick reach of the Anděl / Nový Smíchov commercial and entertainment center, and the Lycée Français.

The lower level offers a living room with a fully fitted open kitchen and balcony access, a bedroom / study with a built-in wardrobe, a shower room, a separate toilet, an entrance hall, and a terrace. The upper floor features an open gallery and a second bedroom.

**Air-conditioning, hardwood oak parquet floors**, large format tiles, heated floors in the bathroom and toilet, blackout blinds in the bedrooms, central heating, dishwasher, induction cooktop, wine fridge, garden shed / cellar. The tenant are welcome to use the shared garden. Single garage with storage space and wiring for electric car charger. Monthly deposit for service charges, heating and water: CZK 5,000. Electricity is 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.



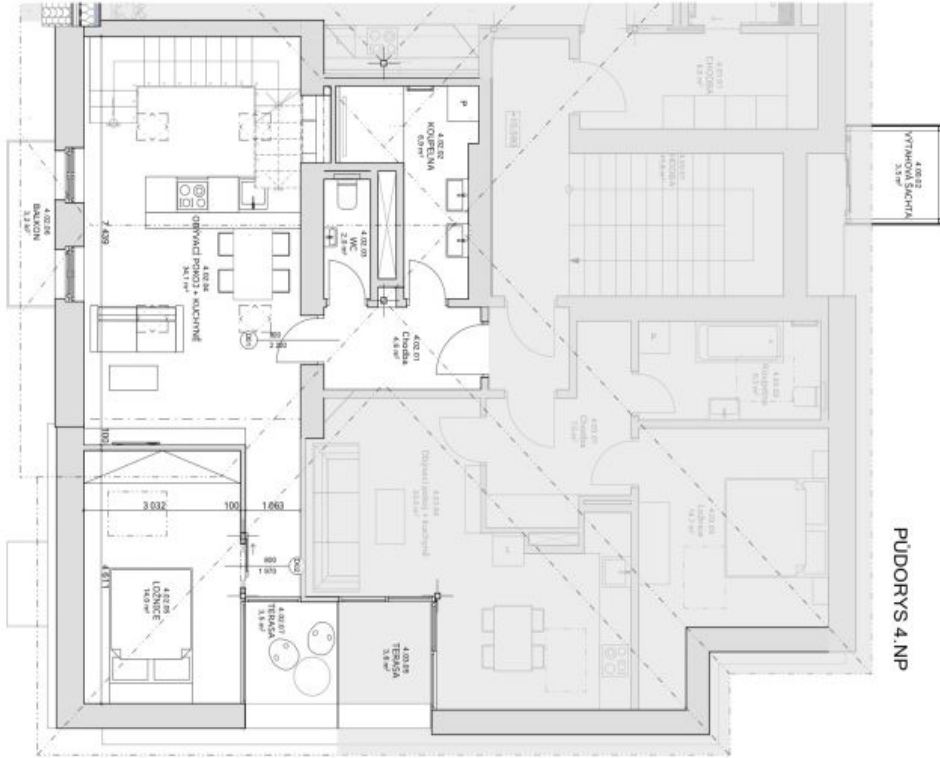
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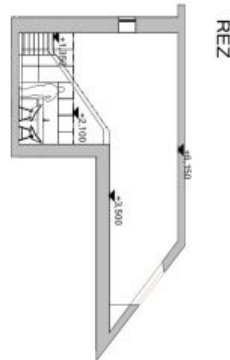
Rented



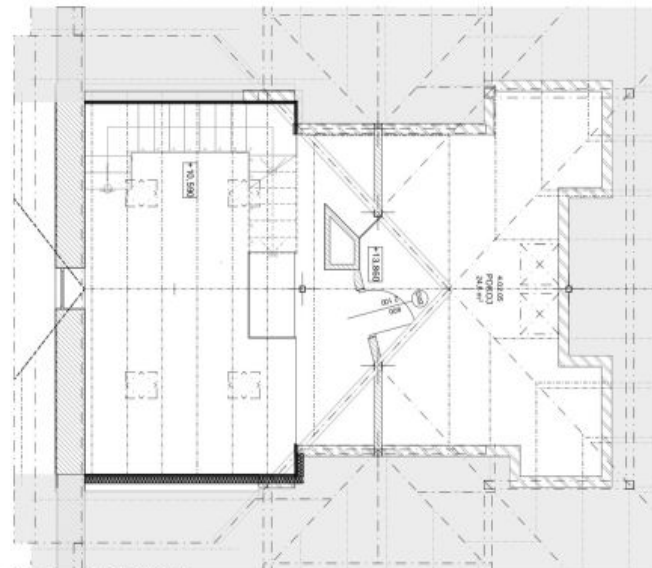
Vila Anna



PUDORYS 4.NP



REZ



PUDORYS PODKROVI

Dispozice	2+KK
CELKOVÁ PODLAHOVÁ PLOCHA	101,5 m <sup>2</sup>
Podlaží	4.NP

Č.	Název místnosti	Plocha (m <sup>2</sup> )
4.02.01	CHODBA	4,6
4.02.02	KOUPELNA	6,9
4.02.03	WC	2,0
4.02.04	OBYVACÍ POKOJ + KUCHYŇNĚ	48,7
4.02.05	LOŽNICE	14,0
4.02.06	POKOU	24,6
4.02.06	BALKON	3,2
4.02.07	TERASA	3,5

Upravení: podlahová plocha spojitá sle zástava ve smlouvě č. 52 a 53 nálezem vady č. 2020 - Byl ipe oznámen vnitřním poručí - obdoby seka, plicty jarkovitych vyřizována. Vybavení zaříze v plátech bytu (nbyvek, kuchyňská lina, elektrické sámedrta, sál) nbyvek sávedrta.

