



Apartment Two-bedroom (3+kk)

Rented

100.8 m², Prague 5, Smíchov, U Mrázovky





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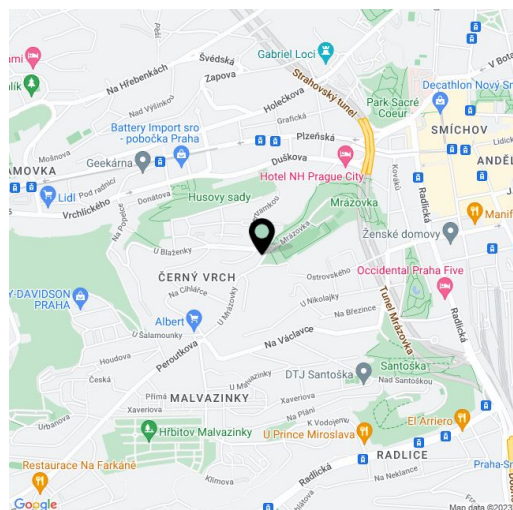
Rented100.8 m², Prague 5, Smíchov, U Mrázovky

| | |
|------------------|--------------------|
| Total area | 108 m ² |
| Floor area* | 101 m ² |
| Balcony | 3 m ² |
| Terrace | 4 m ² |
| 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.



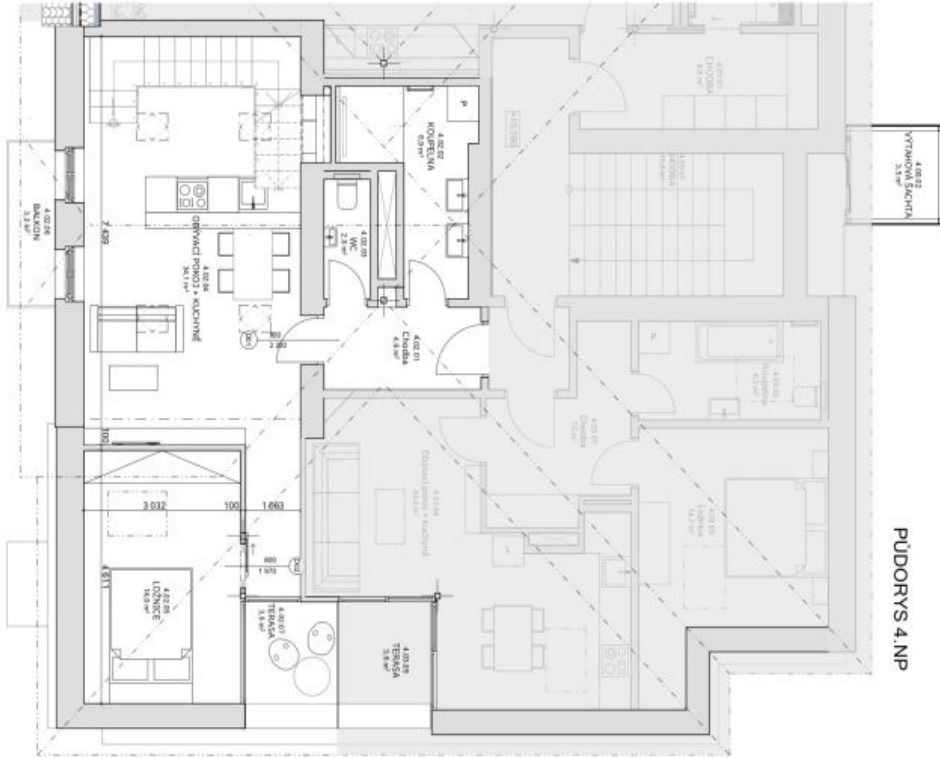
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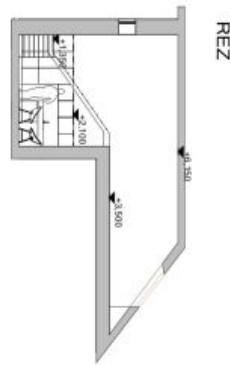
Rented



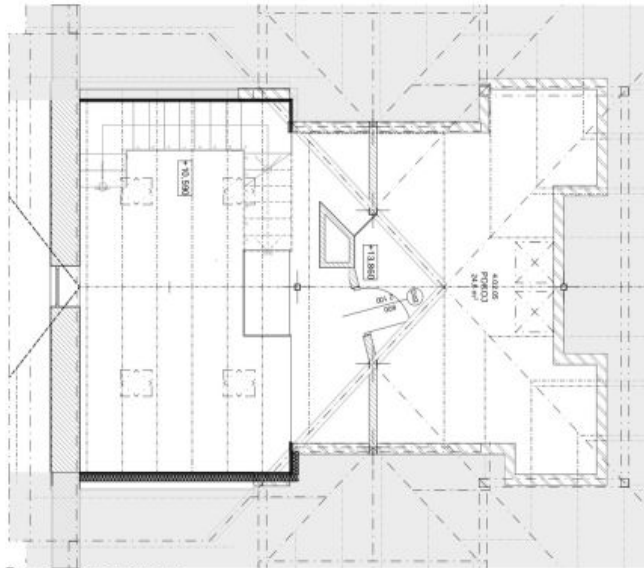
Vila Anna



PUDORYS 4.NP



REZ



PUDORYS PODKROVI

| | |
|--------------------------|----------------------|
| Dispozice | 2+KK |
| CELKOVÁ PODLAHOVÁ PLOCHA | 101,5 m ² |
| Podlaží | 4.NP |

| Č. | Název místnosti | Plocha (m ²) |
|---------|--------------------------|--------------------------|
| 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 | POKOK | 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 i označen vnitřním porováním - obdávány sádky, plinový parotěsnění - vyřizována. Vybavení zařízení v plátech bytu (nbyvek, kuchyňská linka, elektrické a sondařství, sml.) nejsou součástí.

