



## Apartment Two-bedroom (3+kk)

Rented

91.3 m<sup>2</sup>, Praha 5, Smíchov, Na Václavce





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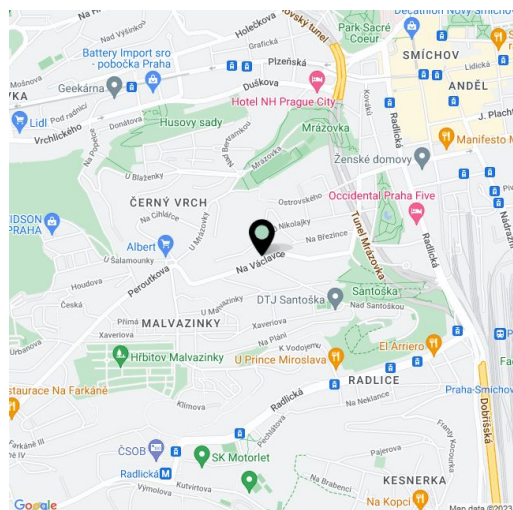
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Total area	95 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	-
PENB	B
Reference number	42008
Available from	Immediately

This is a modern unfurnished 2-bedroom corner apartment with a balcony and splendid views of the city and greenery, on the 5th floor - an extension of a residential building with a lift, a shared garden and parking. Located in a quiet green Prague 5 residential area near the Šalamounka, Nikolajka and Santoška Parks, with quick access to the city center and full amenities within easy reach, a few bus stops from the Nový Smíchov / Anděl commercial and entertainment center and Anděl metro station. Conveniently located for the French School and the Nessie English Preschool, part of the Park Lane International School.

The interior features a spacious living room with a built-in bookcase, a fully fitted open plan kitchen and a balcony with views of Prague, 2 bedrooms with built-in wardrobes, a bathroom including a bathtub and a toilet, an additional separate toilet, a storage room, and an entrance hall with built-in wardrobes and storage.

**Hardwood floors - oiled American walnut**, tiles, ample built-in storage space, dishwasher, microwave oven. A **parking space** on the plot is included. Monthly deposit for service charges and water: CZK 1200 for one person. Gas and electricity are billed separately (transfer to the tenant). Available from July 1, 2022.



\* 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.