



## Apartment Studio (1+1)

49 m<sup>2</sup>, Praha 5, Smíchov, U Klavírky

Rented





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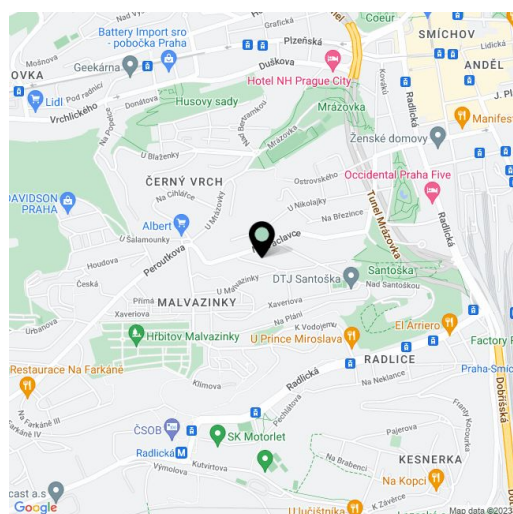
Rented

Total area	49 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	43456
Available from	Immediately

This apartment is on the first floor of a renovated residential building with preserved original details and no elevator set 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 fully fitted kitchen with a dining area, a corner living room/bedroom with a built-in sleeping gallery and green views, a shower room with a toilet, and an entrance hall with a wardrobe.

Laminate floating floors, tiles, gas heating, washing machine, dishwasher, **cellar**. Monthly deposit for service charges and water: CZK 700 per person. Gas and electricity are billed separately (transferred to the tenant).



\* 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.