

## Apartment One-bedroom (2+kk)

Rented

56 m<sup>2</sup>, Prague 5, Smíchov, Pecháčkova



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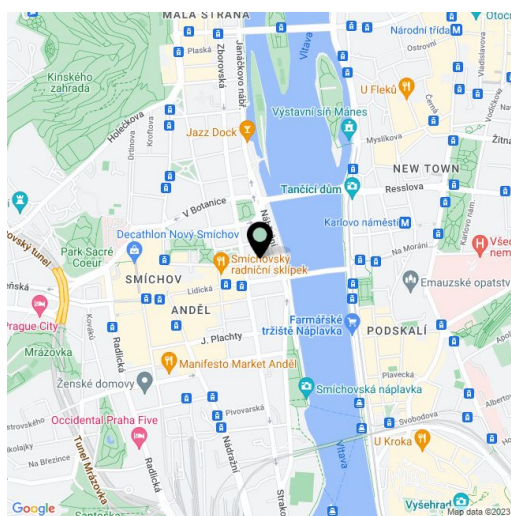
**Rented**56 m<sup>2</sup>, Prague 5, Smíchov, Pecháčkova

<b>Total area</b>	58 m <sup>2</sup>
<b>Floor area*</b>	56 m <sup>2</sup>
<b>Balcony</b>	2 m <sup>2</sup>
<b>Parking</b>	Garage parking space available.
<b>Garage</b>	Yes
<b>Cellar</b>	Yes
<b>Service price</b>	Common building charges CZK 3,600/mo. per one person, extra CZK 1,000/mo. for another person. Electricity is transferred to the tenant.
<b>PENB</b>	Not required
<b>Reference number</b>	100617
<b>Available from</b>	Immediately

This completely refurbished, bright furnished apartment with a balcony is situated on the 1st floor of a renovated Neo-Classical residential building with an elevator and beautifully preserved original features. Located just a few steps from the Vltava riverbank and the park on 14. října Square, within walking distance of the city center, the Anděl metro station and tram stop, Kinsky Garden, and Nový Smíchov shopping center; full amenities are nearby.

The interior offers a living room with a fully fitted open plan kitchen and dining area, one bedroom with a balcony facing the courtyard, a bathroom with a bathtub, sink, and toilet, and an entry hall.

Premium materials and finishes, hardwood parquet floors, large windows, high ceilings, security entry door, central gas heating, fold-out sofa, washer, dishwasher, video entry phone, cellar. One on-site garage parking space included in the rent.



\* 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.