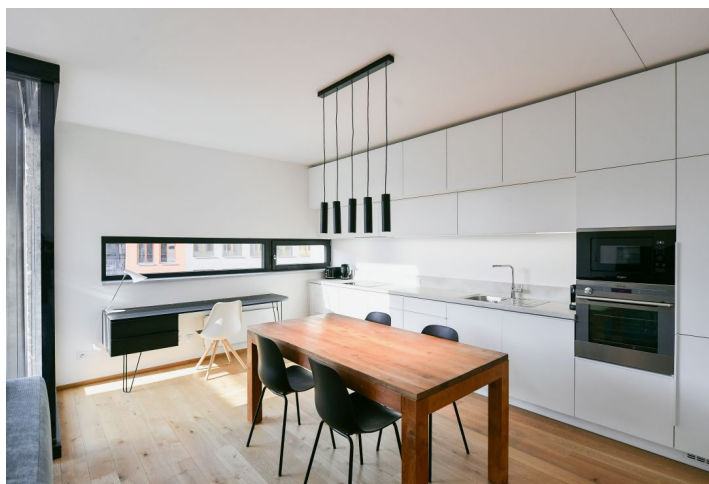




## Apartment One-bedroom (2+kk)

Rented

65.9 m<sup>2</sup>, Prague 5, Smíchov, Nádražní





## Apartment One-bedroom (2+kk)

Rented

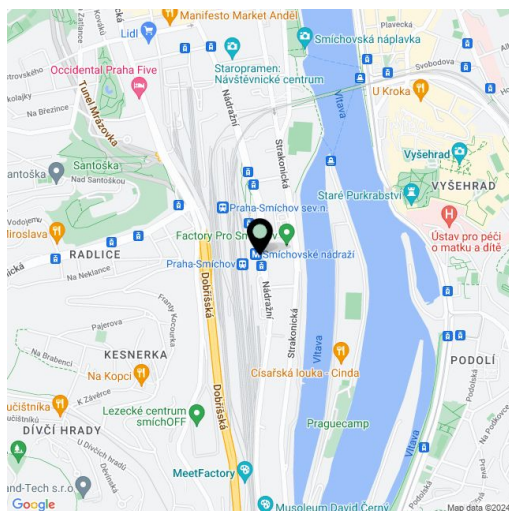
65.9 m<sup>2</sup>, Prague 5, Smíchov, Nádražní

Total area	78 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,500. Electricity is billed separately.
PENB	B
Reference number	103760
Available from	Immediately

This brand new, fully furnished quiet apartment with a terrace and views of a quiet landscaped courtyard is situated on the 5th floor of the Smíchov City residential building with an elevator, located close to the Anděl commercial center in Smíchov and a newly arising district with a pedestrian zone, great accessibility by metro and tram, within easy reach of the French School, the Smíchov and Výtoň embankments, and several sports grounds. Within easy reach of rich amenities and services, the Anděl metro station and the Na Knížecí bus terminal.

The interior features a living room with a fully fitted open plan kitchen and access to the **terrace**, an adjacent pantry/utility room, a bedroom with a built-in wardrobe, an en-suite bathroom (bathtub) and access to the terrace, a separate toilet, and an entrance hall with built-in wardrobes.

**Heat recovery ventilation, hardwood floors**, tiles, security entry door, ample storage space, automatic exterior blinds, sofabed, central heating, washer, dryer, dishwasher, induction cooktop, microwave oven, kitchenware, TV, video entry phone, **cellar (4m<sup>2</sup>)**. A **garage parking** space is included (with an adjacent electric car charger).



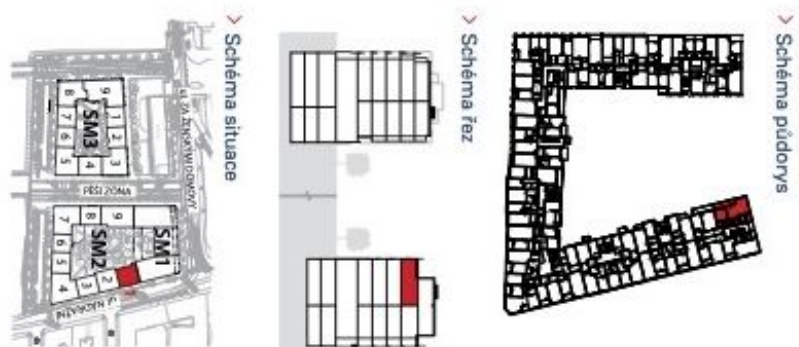
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment One-bedroom (2+kk)

65.9 m<sup>2</sup>, Prague 5, Smíchov, Nádražní

Rented



č.m.	místnost	m <sup>2</sup>
01.5.1-01	Předsíň	4,5
01.5.1-02	WC	2,2
01.5.1-03	Obývací Pokoj+ KK	32,2
01.5.1-04	Spiž + Prádelná	3,8
01.5.1-05	Pokoj	14,0
01.5.1-06	Koupelna	6,0
CELKOVÁ UŽITNÁ PLOCHA		62,6
PODLAHOVÁ PLOCHA		65,9
01.5.1-07	Balkon	11,9