

## Apartment Two-bedroom (3+kk)

Rented

86.3 m<sup>2</sup>, Prague 5, Smíchov, Albrechtovské



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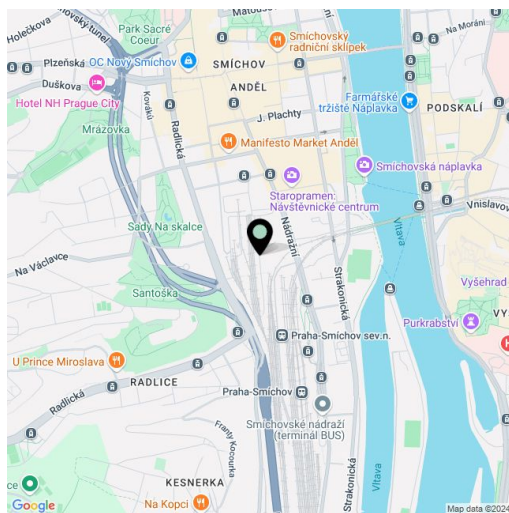
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Total area	94 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	3 m <sup>2</sup>
Service price	Monthly deposit for services, water, and heating: CZK 6,500 for one person, extra person CZK 800. Electricity is billed separately.
PENB	B
Reference number	106429
Available from	Immediately

This brand new fully furnished 2-bedroom apartment with 2 balconies is situated on the third floor in the Smíchov City residence - a new building with a lift and parking. Located close to the Anděl commercial center in Smíchov, in a newly arising district with a pedestrian zone, with great accessibility by metro and tram, and easy reach of the French School, the Smíchov and Výtoň embankments, several sports grounds, rich amenities and services, the Anděl metro station, and the Na Knížecí bus terminal.

The interior features a spacious living room with a fully fitted open plan kitchen, a dining area and **balcony** access, 2 bedrooms with built-in wardrobes and a shared **balcony** facing a quiet green courtyard, a fitted **walk-in closet**, a bathroom (bathtub, French window with balcony access), a separate toilet, and an entrance hall with built-in wardrobes.

**Heat recovery ventilation, hardwood floors, tiles, French windows, central heating, dishwasher, induction cooktop, microwave oven, cellar. A garage parking space is included.**



\* 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.