



## Apartment One-bedroom (2+kk)

Rented

105 m<sup>2</sup>, Prague 5, Smíchov, V Lesíčku





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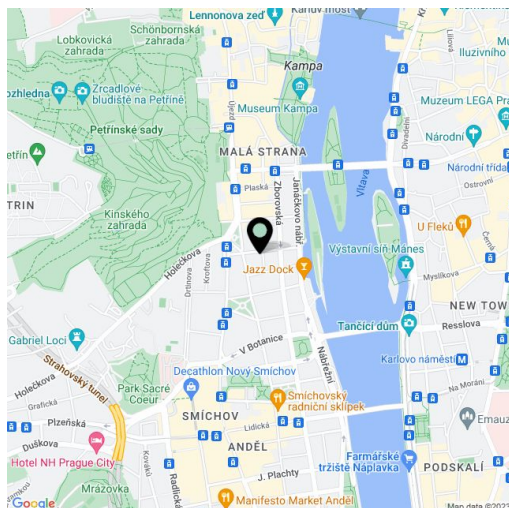
105 m<sup>2</sup>, Prague 5, Smíchov, V Lesíčku

Total area	109 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Parking available in Novy Smichov.
Cellar	Yes
PENB	G
Reference number	22944
Available from	Immediately

**Bright furnished 1-bedroom split-level attic flat with balcony situated on the 4th floor of a completely refurbished Neo Renaissance building with an elegant classical facade and a new lift. Bodering Malá Strana it is located near the historic center of Prague incl. the Prague Castle and Charles Bridge, next to Kinsky Park, a green oasis in Prague and within walking distance to Kampa, with some of Prague's finest bars and restaurants on one side, and close to Anděl, one of the fastest developing modern areas in the city, on the other, a 20 minute drive from the airport.**

The interior in lower level includes an open plan dining room with a fully fitted kitchen and access to the balcony and connected to a spacious living room, toilet, and an entry hall. Upstairs there is a small study, bedroom with built-in wardrobes, bathroom with bath tub, shower, double sink and toilet.

Oak flooring and tiles, built-in wardrobes, air-conditioning and blinds in the bedroom, built-in kitchen appliances, washer with dryer, dishwasher, microwave, TV, WIFI, audio entry phone, burglary resistant high security door, cellar. The apartment has designer light fixture through out and all furniture custom made from carpenter. Property Manager on site and available during regular business hours. Common building charges and heating for CZK 4.000 CZK/month. Electricity will be transferred on the tenant. Available from May 2021.



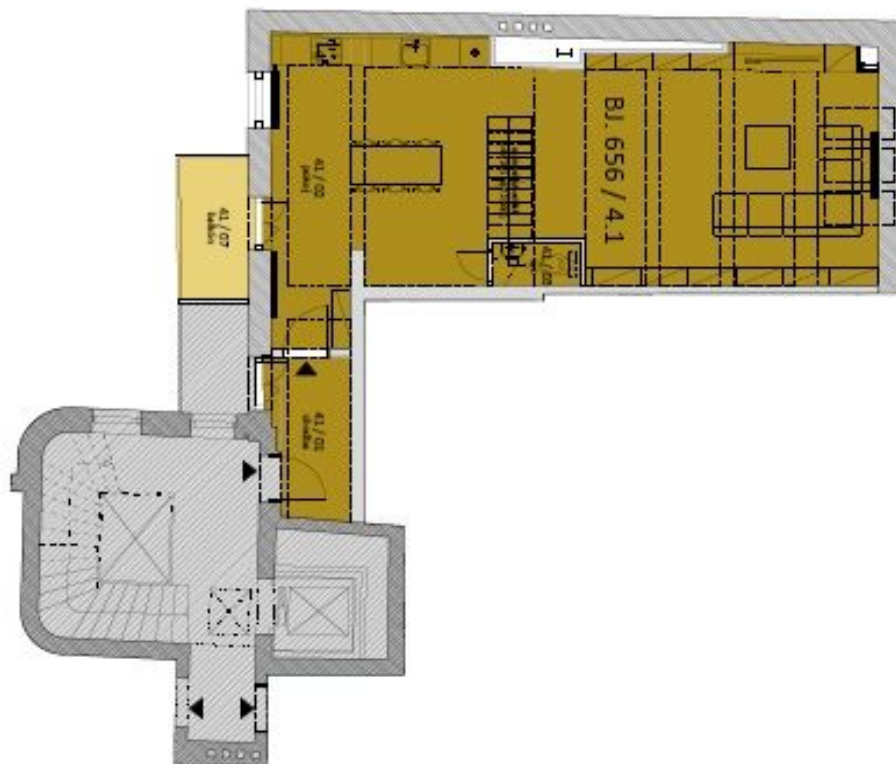
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



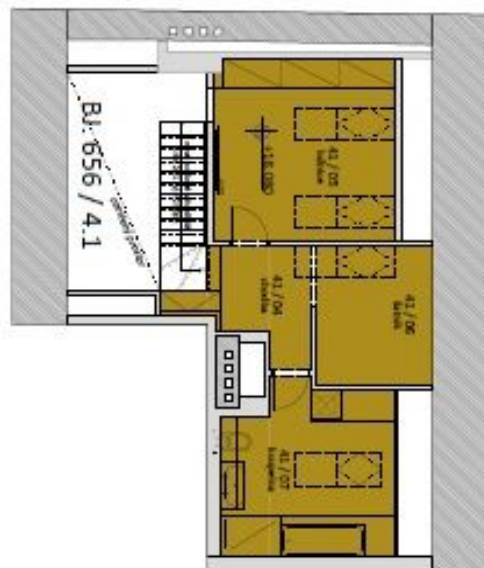
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5.NP



6.NP