



## Apartment Two-bedroom (3+kk)

Rented

90 m<sup>2</sup>, Prague 5, Smíchov, U Okrouhliku





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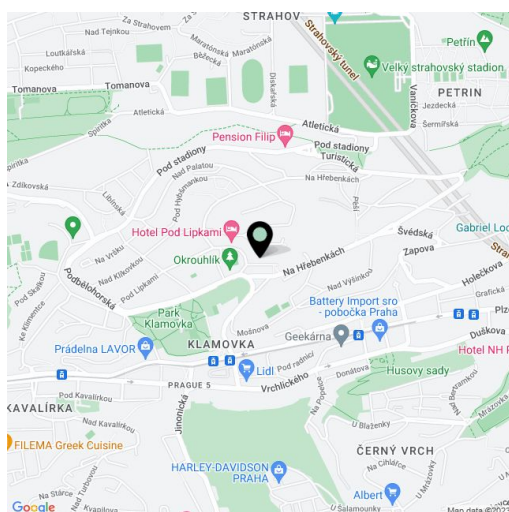
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Total area	96 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, and heating CZK 6,000/month. Electricity - transferred to the tenant.
PENB	B
Reference number	30836
Available from	Immediately

This modern, fully furnished apartment with a balcony, designed by the renowned de.fakto architectural studio, is situated on the 1st floor of a new project on a quiet cul-de-sac in the residential neighborhood of Hřebenky in Prague 5, in close vicinity of the Klamovka and Ladronka parks and Strahov, offering sports and leisure activities. Quick access to full amenities and the city center; bus and tram stops offering direct connections to the Anděl shopping mall and metro station are just a few minutes away.

The interior includes an **air-conditioned** living room with a fully fitted open plan kitchen and access to the balcony, two separate bedrooms with built-in wardrobes, a bathroom with a bathtub, a separate toilet with a bidet, a closet, and an entrance hall with built-in wardrobes.

Green views, **hardwood floors**, tiles, security entry door, French windows, central heating, washer, dishwasher, TV, **cellar**. **One underground garage parking space** 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.