

## Apartment Two-bedroom (3+1)

Rented

118 m<sup>2</sup>, Prague 5, Smíchov, Dienzenhoferovy sady



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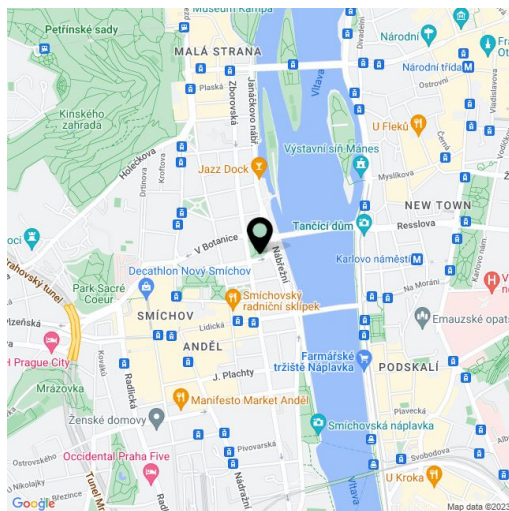
**Rented**118 m<sup>2</sup>, Prague 5, Smíchov, Dienzenhoferovy sady

|                  |                    |
|------------------|--------------------|
| Total area       | 121 m <sup>2</sup> |
| Floor area*      | 118 m <sup>2</sup> |
| Balcony          | 3 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 33351              |
| Available from   | Immediately        |

Spacious unfurnished 2-bedroom apartment with a balcony, on the second floor of a corner Art Nouveau apartment building with an elevator. Located in an attractive area on the Vltava riverbank, with quick access to the city centre, and within walking distance of the Nový Smíchov commercial and entertainment center and Anděl metro station. Within easy reach of the Kinsky Gardens and Petřín Park, as well as to the French School.

The interior features living room, fully fitted kitchen with access to balcony, pantry, 2 bedrooms, bathroom with bathtub, separate toilet, utility room, and entrance hall.

Preserved original details, high ceilings, large windows, wooden floors, tiles, security entry door, electric heating, dishwasher, built-in wardrobes. Common building charges and water bill: CZK 600/person/month. Gas and electricity is transferred to the tenant. Available from October 1, 2019 or earlier based on agreement.



\* 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.