

## Apartment One-bedroom (2+kk)

Rented

71 m<sup>2</sup>, Prague 5, Smíchov



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Total area	77 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Yes
Cellar	Yes
Service price	Service charges, water and heating CZK 5,000/month. Electricity - transfer to the tenant.
PENB	G
Reference number	36383
Available from	Immediately

\* 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.

This 1-bedroom unfurnished apartment with a balcony is on the first floor in an apartment building in the prestigious Bertramka neighborhood, built in the architectural tradition of the 1920s/1930s. Situated in an attractive green residential area in close vicinity of the Husovy sady, Mrázovka and Šalamounka Parks, moments from the historic Bertramka villa, a today's Museum of W. A. Mozart and the Dušek family. The Mrázovka sports center with a terrace providing beautiful views of Prague is just minutes from the building. Highly sought after location within quick reach of the Nový Smíchov shopping and entertainment center and Anděl metro station, plus the Nikolajka Ice Rink and the French School.

The interior features a living room with a fully fitted open plan kitchen, a dining area and access to the **balcony**, one bedroom, a full bathroom (bathtub, walk-in shower, bidet, toilet), and an entrance hall.

**Solid wood parquet floors**, large format tiles, French windows, independent energy meters, lift. Cellar. Outdoor **parking space** included in the rent.

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