



## Apartment Studio (1+kk)

39 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky

Rented





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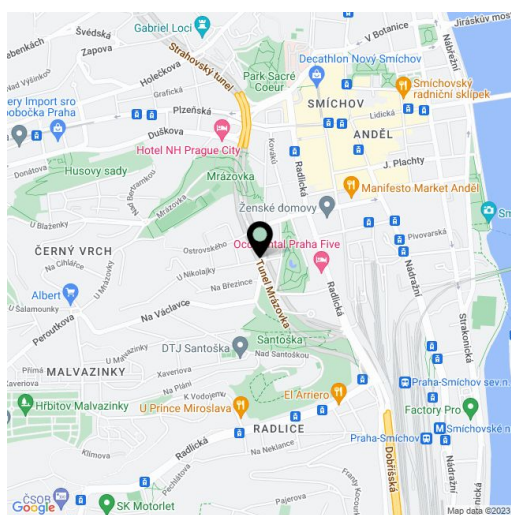
Rented

Total area	39 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	37162
Available from	Immediately

This is a high standard, completely furnished studio apartment facing the landscaped courtyard garden, on the second floor in the modern Park Nikolajka Residence surrounded by lush greenery. Located in a quiet dead-end street in close vicinity of the French School, Anděl metro station and Nový Smíchov shopping mall, with full amenities within easy reach, incl. a winter sports stadium, tennis courts, and a park.

The interior features a living room / bedroom with a fully fitted open plan kitchen, a bathroom including a bathtub with a shower screen, a toilet, and an entrance hall with built-in wardrobes.

High standard equipment and finishes, hardwood floors, large format Italian tiles, security entry door, built-in storage, oversized windows, Roman blinds, central heating, **Hanáč kitchen**, dishwasher, induction cooktop, microwave oven, basic kitchenware, bedding, towels, washing machine, dryer, vacuum cleaner, TV, video entry phone, alarm, chip entry to the building, lift, pram storage. A **garage parking space** available at CZK 1700/month. Deposit for service charges, water and heating: CZK 2154/month. Deposit for electricity in the amount of CZK 600 is billed separately. Internet fee: CZK 439/month.



\* 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.