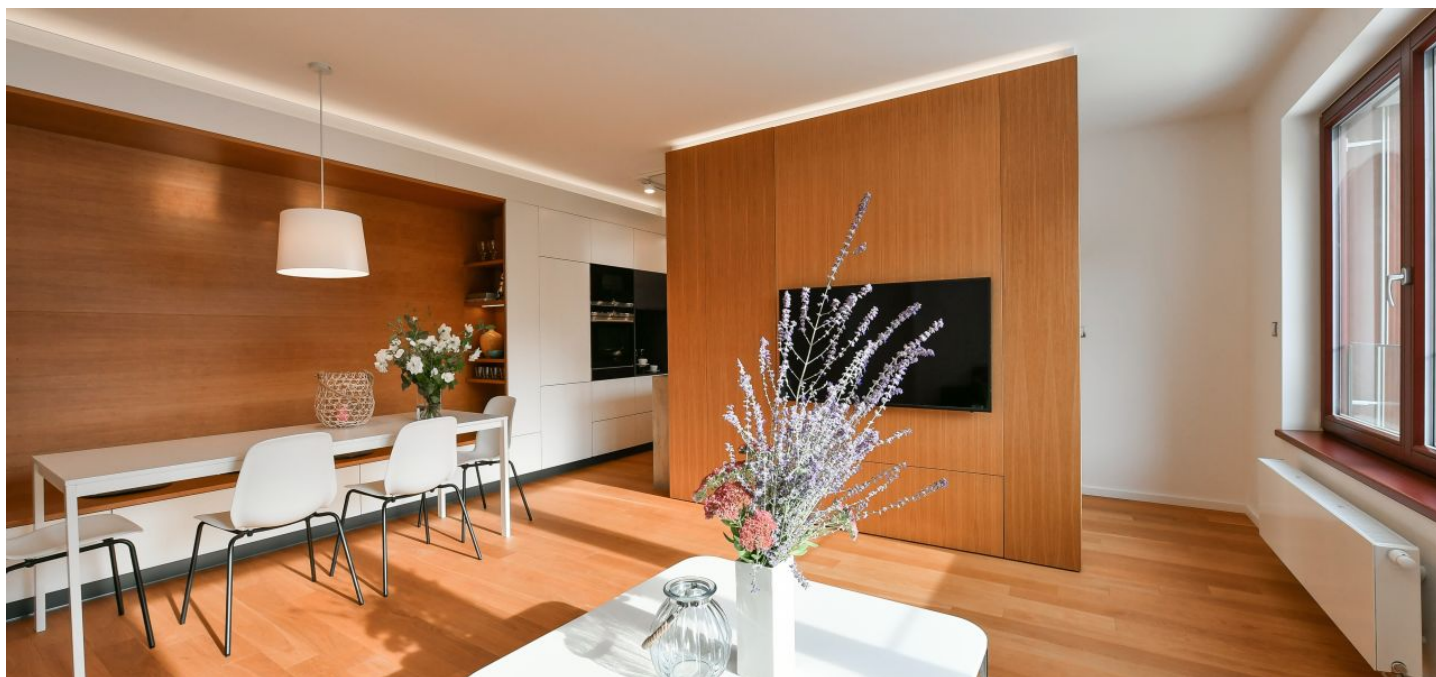


Apartment Three-bedroom (4+kk)

€ 2 499 | CZK 62 500

112 m², Prague 5, Smíchov, U Nikolajky



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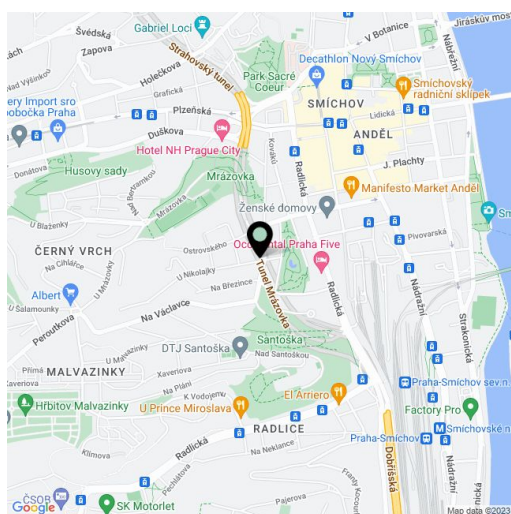
112 m², Prague 5, Smíchov, U Nikolajky

Total area	116 m ²
Floor area*	112 m ²
Balcony	4 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, heating, and water CZK 6,125/month for 3 persons. Electricity - transferred to the tenant.
PENB	B
Reference number	37277
Available from	Immediately

Boasting wonderful views of a nicely landscaped quiet garden, this high-standard semi-furnished apartment is on the 2nd floor of the modern Park Nikolajka Residence surrounded by lush greenery. Located on 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 with a fully-fitted open plan kitchen and dining area, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and built-in wardrobes, a second bedroom with access to a balcony, another bedroom, a bathroom with a massage bathtub, 2 sinks, and a walk-in shower, a separate toilet, a utility room, and an entrance hall with built-in wardrobes.

High-standard equipment and finishes, hardwood oak floors, tiles, security entry door, automatic exterior blinds, central heating, washer, dryer, dishwasher, microwave oven, chip entry to the building, **cellar (8 m²)**, pram storage. Lockable **garage space included in the rent**, and a second garage space is available at CZK 2,500/month. Can be rented fully furnished or unfurnished.



* 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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Číslo	Název místnosti	Plocha
1	Obývací pokoj a kuchyňský kout	33,1 m ²
2	Pokoj	15,7 m ²
3	Pokoj	15 m ²
4	Pokoj	15,9 m ²
5	Koupelna	6,7 m ²
6	Koupelna	4,4 m ²
7	Toaleta	1,4 m ²
8	Předsíň	15,2 m ²
9	Komora	4,8 m ²
	Vnitřní užitná plocha	112,2 m²
	Čistková podlahová plocha	119,8 m²
10	Balkon	3,5 m ²
	Sklepy	S8
	Parkovací stání	PS37 UP921