



## Apartment One-bedroom (2+kk)

Rented

63.7 m², Prague 5, Smíchov, Nad Koulkou





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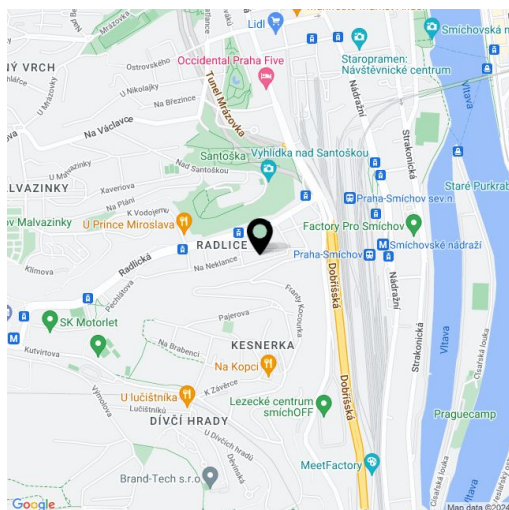
63.7 m², Prague 5, Smíchov, Nad Koulkou

Total area	64 m²
Parking	-
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 4,500. Electricity is billed separately.
PENB	B
Reference number	104459
Available from	Immediately

This brand new unfurnished apartment on the 2nd floor of the newly built Na Neklaně, Nad Koulkou Residence. Directly adjacent to the Kesnerka forest park, the building is located in a quiet Prague 5 residential neighborhood in close vicinity of Santoška Park and the Prokopské valley, within easy reach of the Nový Smíchov/Anděl and Zličín commercial centers. There are regular bus connections to the Anděl metro station, and a bus stop is just a few minutes from the building. A tram stop with quick connections to the Radlická metro station is also located nearby.

The interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom facing a quiet courtyard, a bathroom with a bathtub, a separate toilet, a storage room, and an entrance hall.

Vinyl floors, large-format ceramic tiling, large wooden triple glazed insulated windows, central heating, underfloor heating in the bathroom, Villeroy & Boch sanitary ware, washer, dryer, Siemens kitchen appliances, dishwasher, induction cooktop, steam oven, microwave oven, coffee maker.



\* 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.