



## Apartment One-bedroom (2+kk)

Rented

42.2 m<sup>2</sup>, Prague 5, Smíchov, Albrightové

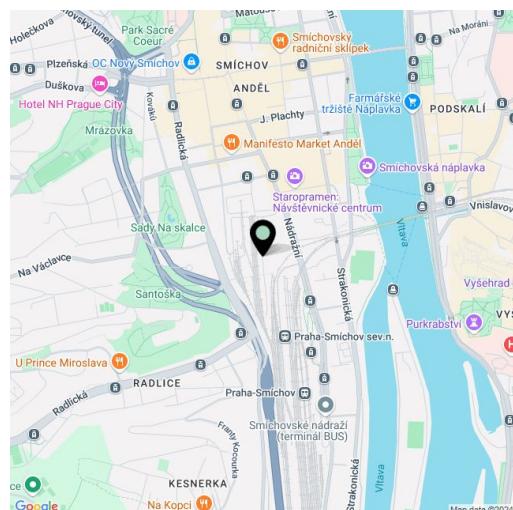




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Total area	45 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
Service price	Monthly deposit for services, water, and heating: CZK 3,500 for 1 person, extra person CZK 800. Electricity is billed separately.
PENB	B
Reference number	106423
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 brand-new fully-furnished apartment with a balcony is situated on the 4th floor in the Smíchov City residence - a new building with an elevator and parking. Located close to the Anděl commercial center in Smíchov, in a newly arising district with a pedestrian zone, with great accessibility by metro and tram, and easy reach of the French School, the Smíchov and Výtoň embankments, several sports grounds, rich amenities and services, the Anděl metro station, and the Na Knížecí bus terminal.**

The interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom with built-in wardrobes and a balcony facing the quiet courtyard, a bathroom (walk-in shower, toilet), and an entrance hall with built-in wardrobes.

**Heat recovery ventilation, hardwood floors, tiles, French windows, central heating, dishwasher, induction cooktop, microwave oven, cellar.**