



Apartment Three-bedroom (4+kk)

Rented

118.1 m², Prague 5, Smíchov, Šiklové





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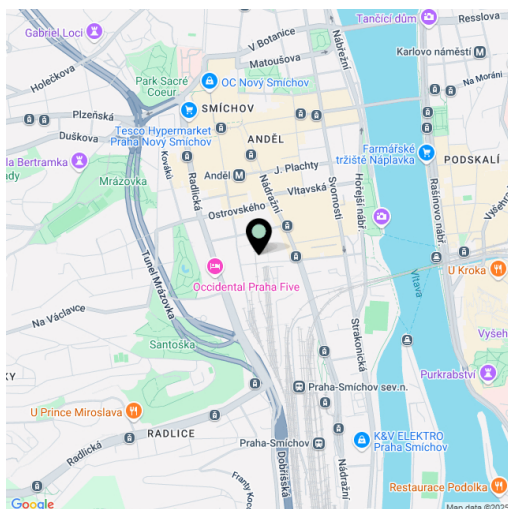
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Total area	258 m²
Floor area*	118 m²
Terrace	140 m²
Parking	Garage parking for two cars
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 8,500. Electricity is billed separately.
PENB	B
Reference number	109454
Available from	Immediately

This brand new, semi-furnished 2-bathroom apartment with a wraparound terrace is situated on the 7th floor of the Smíchov City residential building with an elevator, reception, and parking. Located close to the Anděl commercial center in Smíchov, in a newly arising district with a pedestrian zone, 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 master bedroom with an en-suite bathroom (walk-in shower, toilet), two bedrooms with built-in wardrobes, a family bathroom (bathtub, toilet), a utility/storage room, a guest toilet, and an entrance hall with built-in storage. The **terrace** is accessible from all main rooms and the master bathroom.

Air-conditioning, hardwood oak floors, tiles, French windows, custom-made built-in wardrobes, central heating, custom-made kitchen, dishwasher, induction stove top, microwave oven, cellar. Two garage parking spaces are included.



* 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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Zpevněná plocha
Zatrávněná plocha



č.m.	místnost	m²
05.7.1-01	Chodba	7,2
05.7.1-02	Komora	3,6
05.7.1-03	Koupelna	5,1
05.7.1-04	Koupelna	5,8
05.7.1-05	Ložnice	20,8
05.7.1-06	Ložnice	10,2
05.7.1-07	Ložnice	10,3
05.7.1-08	Obývací pokoj+KK	37,8
05.7.1-09	Chodba	7,8
05.7.1-10	WC	2,0
CELKOVÁ UŽITNÁ PLOCHA		110,4
PODLAHOVÁ PLOCHA		118,1
05.7.1-11	Terasa	140,1