



Apartment Two-bedroom (3+kk)

Rented

86.5 m², Prague 5, Smíchov, Šiklové





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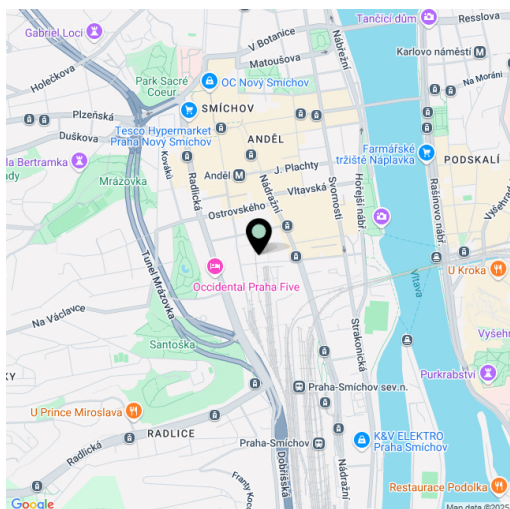
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Total area	147 m²
Floor area*	87 m²
Terrace	60 m²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,500. Electricity is billed separately.
PENB	B
Reference number	109455
Available from	Immediately

This brand new, semi-furnished 2-bedroom apartment with a terrace is situated on the 7th floor of the Smíchov City residential building with an elevator, a 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 built-in wardrobes, a second bedroom, a bathroom (bathtub, toilet), a utility room, a guest toilet, and an entrance hall with built-in wardrobes and storage. The **terrace** is accessible from all main rooms.

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. A garage parking space is included.



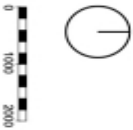
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Zpevněná plocha
Zatrávněná plocha



č.m.	místnost	m²
05.7.2-01	Chodba	13,8
05.7.2-02	Obývací pokoj+KK	32,6
05.7.2-03	Ložnice	12,9
05.7.2-04	WC	1,8
05.7.2-05	Ložnice	14,0
05.7.2-06	Komora	1,8
05.7.2-07	Koupelna	4,0
CELKOVÁ UŽITNÁ PLOCHA		80,9
PODLAHOVÁ PLOCHA		86,5
05.7.2-08	Terasa	60,1