



Apartment Three-bedroom (4+kk)

Rented

112 m², Prague 5, Smíchov, Fráni Šrámka



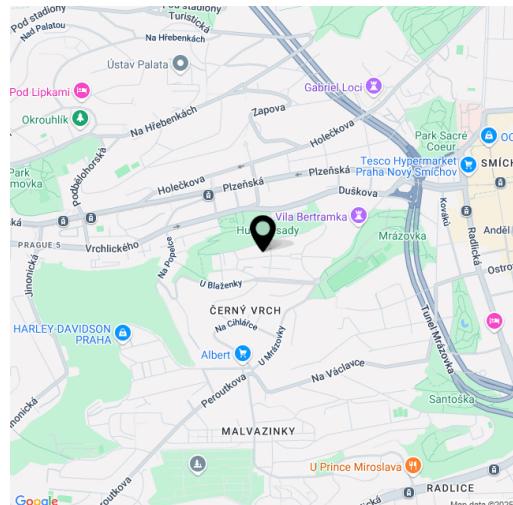


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|------------------|---|
| Total area | 136 m ² |
| Floor area* | 112 m ² |
| Terrace | 25 m ² |
| Parking | Garage parking |
| Cellar | Yes |
| Service price | Deposit for heating and water consumption: CZK 5,760/month. Electricity is paid separately. |
| PENB | G |
| Reference number | 109976 |
| Available from | Immediately |



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This spacious, semi-furnished apartment occupies the entire first floor of a semi-detached villa from the 1930s with only four units, parking, and a front garden, located in a beautiful spot on Červený Vrch in a quiet residential part of Smíchov. The quiet street is located in an attractive green area between Bertramka, Husovy Sady, and Mrázovka parks, which offer tennis courts, a football pitch, beach volleyball, an outdoor gym, and a playground. A nursery, elementary, and secondary schools are within walking distance, as well as essential shops and restaurants. Extensive shopping and leisure options are available at the Nový Smíchov shopping center and its surroundings, easily accessible via the Mrázovka funicular, or a leisurely walk through the green park. This part of the city is served by buses and trams on Plzeňská Street.

The layout of the apartment includes a **south-facing** living room with a dining area and a fully fitted open plan kitchen nook with a pantry, a master bedroom with a **walk-in closet** and an en-suite bathroom with a walk-in shower, a second non-walk-through bedroom (unlike shown in the photos) and a third bedroom/dressing room, which provides direct access to the **terrace**. The space is complemented by a modern bathroom with a freestanding bathtub and toilet, a storage room, and a central hall.

Hardwood parquet floors, tiles, wooden double **casement windows**, dishwasher, built-in wardrobes, security system, underfloor heating in the hallway and bathrooms, **cellar**. A garage **parking space** is available.



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