



## Apartment Three-bedroom (4+kk)

Rented

135 m<sup>2</sup>, Prague 5, Smíchov, Randova



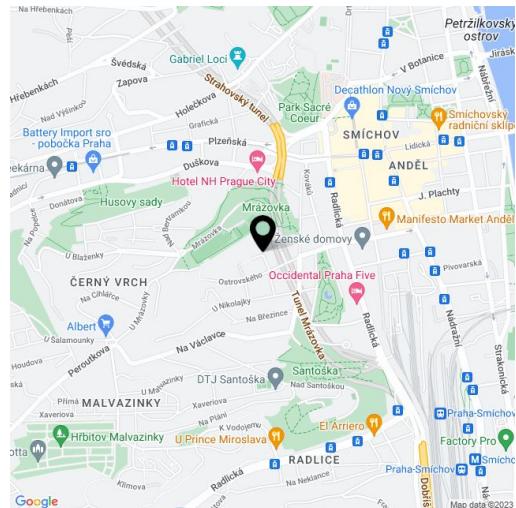


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Total area	146 m <sup>2</sup>
Floor area*	135 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	1100
Available from	Immediately



\* 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 contemporary 3-bedroom 2-bathroom split-level apartment with 2 balconies is on the first and the second floor of a modern residential project with underground parking. Located in a quiet green neighborhood within quick reach of the French School and Nový Smíchov shopping mall, with good connections to the city center via public transportation - Anděl metro and trams.**

The lower level features a living room with a fully fitted open plan kitchen and **balcony** access, a guest toilet, utility area, and an entrance hall. The upper floor includes a master bedroom with a **balcony** and an en-suite shower room with a toilet, two more bedrooms, and a family bathroom with a bathtub and a toilet.

Lots of built-in wardrobes and storage, **solid wood parquet floors**, security entry door, large windows, roller blinds, video entry phone, **8 m<sup>2</sup> basement storage unit**, chip entry to the building. A **garage parking space** is included in the rent, a second space is available at an additional fee. Common building charges and deposit for utilities: CZK 5,000 per month.