



## Apartment Two-bedroom (3+kk)

Rented

99.6 m<sup>2</sup>, Prague 5, Smíchov, Na Neklance





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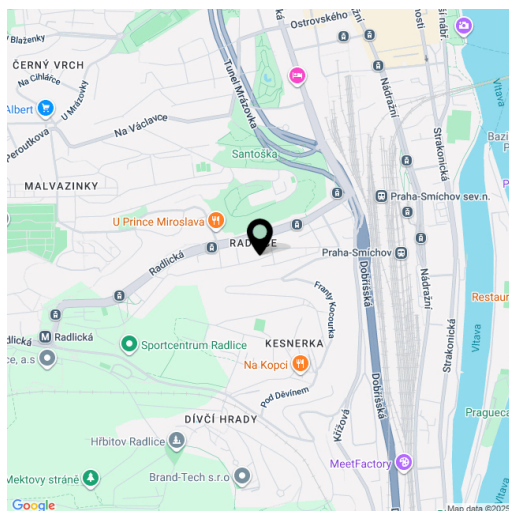
99.6 m², Prague 5, Smíchov, Na Neklance

Total area	180 m²
Floor area*	100 m²
Terrace	72 m²
Loggia	9 m²
Parking	Garage parking
Cellar	5 m²
Service price	Monthly deposit for utilities (water, heating) CZK 5,500 for 1 pers. + CZK 800 per extra pers. Electricity billed extra.
PENB	B
Reference number	110440
Available from	Immediately

Boasting a huge terrace (75 m²) and an enclosed balcony, this brand new unfurnished air-conditioned 2-bedroom apartment is situated on the 2nd floor of the Neklanka II Residence with an elevator, a landscaped courtyard garden, and parking. Located in a quiet green residential neighborhood a few steps from a forest park and close to Paví Vrch Park, with great public transportation connections to the Radlická, Anděl, and Smíchovské nádraží metro stations, and convenient to the Nový Smíchov commercial and entertainment center. The Prague Ring Road is accessible in a few minutes, and the Václav Havel International Airport can be reached in less than 20 minutes.

The interior features a living room with a fully fitted open plan kitchen, a dining area, and access to the **enclosed balcony** and **terrace**, a bedroom with access to the enclosed balcony, a second bedroom, a bathroom (bathtub, walk-in shower, toilet), a guest toilet, and an entrance hall with a built-in wardrobe.

**Air-conditioning**, wooden floating floors, tiles, central heating, underfloor heating in the bathroom, dishwasher, induction stove top, **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.