



## Apartment One-bedroom (2+kk)

Rented

62.6 m², Prague 5, Smíchov, Šiklové





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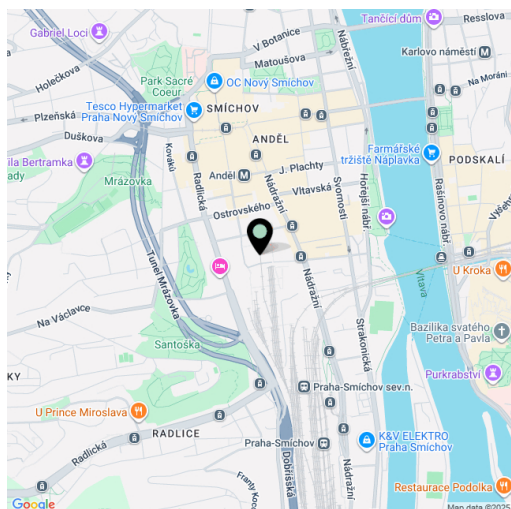
**Rented**62.6 m<sup>2</sup>, Prague 5, Smíchov, Šiklové

Total area	67 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,600. Electricity is billed separately.
PENB	B
Reference number	110929
Available from	01.01.2027

This brand new unfurnished 1-bedroom apartment with an enclosed balcony is situated on the 3rd 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 apartment includes a living room with a fully fitted open plan kitchen and a dining area, a bedroom, a bathroom with a bathtub and a toilet, a utility room/**walk-in closet**, and an entrance hall. The **enclosed balcony** is accessible from both main rooms.

Floating wooden floors, tiles, automatic external blinds, central heating, **heat recovery ventilation**, dishwasher, induction stove top, microwave oven, **cellar**. A **garage parking** space with a charger for electric cars is available at CZK 2,500/month and shall be rented together with the apartment.



\* 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.