



## Apartment Two-bedroom (3+kk)

Rented

86 m², Prague 5, Smíchov, Pecháčkova





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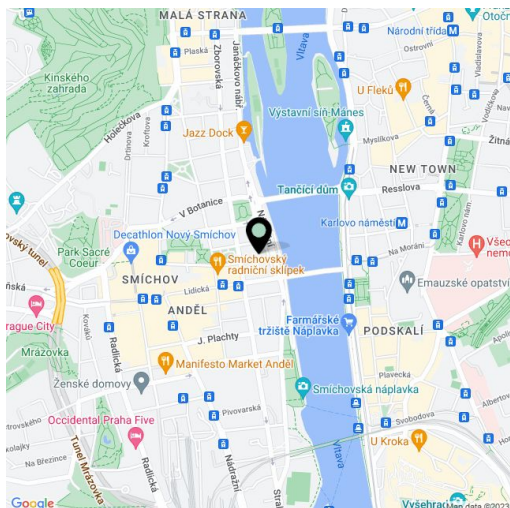
86 m², Prague 5, Smíchov, Pecháčkova

|                  |                                           |
|------------------|-------------------------------------------|
| Total area       | 94 m²                                     |
| Floor area*      | 86 m²                                     |
| Terrace          | 8 m²                                      |
| Parking          | Garage parking space for CZK 3.000/month. |
| Garage           | Yes                                       |
| Cellar           | Yes                                       |
| PENB             | C                                         |
| Reference number | 26200                                     |
| Available from   | Immediately                               |

Partly furnished 2-bedroom 2-bathroom split-level attic flat with a terrace, situated on the sixth floor with lift in an elegant building after a complete reconstruction, in which emphasis was placed on preserving original features. Located just a few steps from the Vltava riverbank, Kinského Gardens and the Nový Smíchov shopping center. The location offers full amenities, trams and Anděl metro station, line B within walking distance. Nearby you will find numerous cafes and restaurants, BestFit Studio Smíchov fitness center, and a park at 14. října square.

On the first level, the interior offers an entry hall, one bedroom, and bathroom with bathtub and toilet. The upper level includes an open plan living room with a fully fitted kitchen, dining area and access to the terrace, second bedroom and second bathroom with a walk-in shower and toilet.

Parquet floors, wooden staircase, security entry door, washing machine, dishwasher, outdoor blinds on the terrace, video entry phone, terrace furniture, cellar. One **garage parking** space to be rented for CZK 3.000/month. Deposit for common building charges, energies and internet connection CZK 4500 per month.



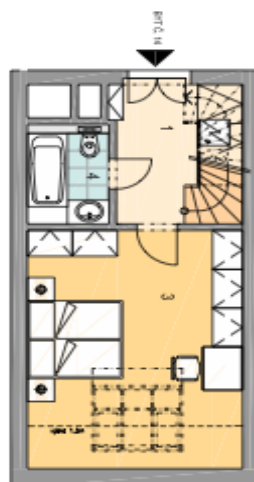
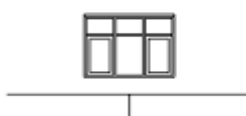
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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**Rented****7.NP a 8.NP  
BYT Č. 14 / 3+KK  
80,17 m²**

|                     |                   |       |
|---------------------|-------------------|-------|
| 01                  | CHODBA            | 7,43  |
| 02                  | SCHODIŠTĚ         | 3,37  |
| 03                  | POKOJ             | 19,50 |
| 04                  | KOUPELNA          | 3,41  |
| 05                  | CHODBA            | 7,19  |
| 06                  | PRACOVNA          | 13,32 |
| 07                  | KOUPELNA          | 3,49  |
| 08                  | OBÝV. POKOJ+KUCH. | 22,46 |
| CELKOVÁ PLOCHA BYTU |                   | 80,17 |
| 09                  | TERASA            | 6,49  |

**DISPOZICE BYTU - 7.NP****- 8.NP**

PŮDORYS 7.NP



POLOHA BYTU V DOMĚ



POHLED ULIČNÍ



POHLED DVORNÍ

