



## Apartment Two-bedroom (3+kk)

Rented

136 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

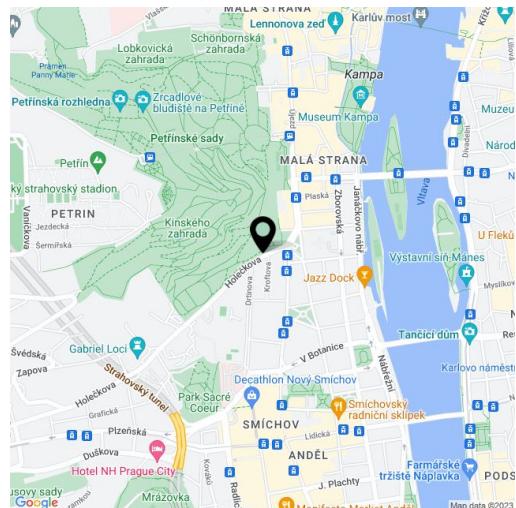




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Total area	156 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Garden	25 m <sup>2</sup>
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26343
Available from	Immediately



\* 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.

**Fully furnished 2-bedroom 2-bathroom flat with 2 terraces, a garden and nice views of Prague on the ground floor in a modern gated residential project with underground parking. Located in the immediate vicinity of the French School and Petřín Hill Park, with quick access to Anděl shopping and metro station, within easy reach of the Prague Castle as well as the city center. Building amenities include fitness, sauna, 24-hour reception, private security and a garden with a playground for children.**

The interior features master bedroom with a fitted walk-in closet and a full en-suite bathroom, second bedroom with built-in wardrobes, living / dining room with a fully fitted open plan kitchen, shower bathroom with toilet, pantry / laundry room, and an open entry hall with built-in wardrobes. The terrace and garden are accessible from all main rooms.

Solid wood parquet floors, tiles, French windows, security entry door, washing machine, dryer, dishwasher, microwave oven, TV, alarm, chip entry to the building, basement storage unit. Can be unfurnished. One garage parking space included. Common building charges, water and heating CZK 11,000/month. Electricity is included in the rent. Interior 136 m<sup>2</sup>, terraces total of 20 m<sup>2</sup>, garden 25 m<sup>2</sup>. Available from October 2019.