



## Apartment Two-bedroom (3+kk)

Rented

107 m<sup>2</sup>, Prague 5, Smíchov, Drtinova



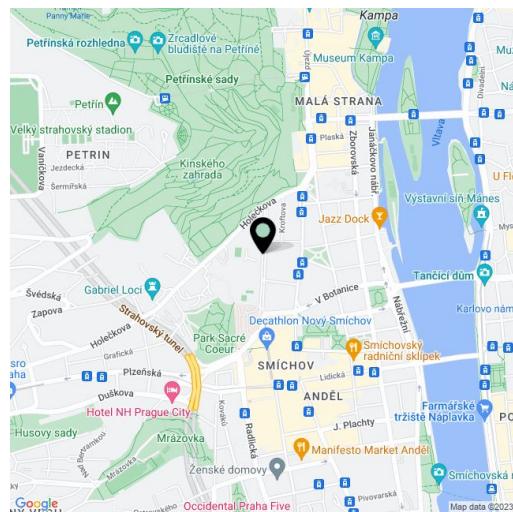


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Total area	110 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	27697
Available from	Immediately



\* 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 brand new comfortable 2-bedroom flat with a balcony has been completely refurbished. Situated on the first floor of a fully reconstructed traditional residential building with a new lift and preserved original details. Located in a quiet street just a few steps from the French School and a few minutes from the Anděl shopping and commercial center and metro station. Very quick access to the city center and full amenities, moments to Kinský Gardens.

The interior includes two bedrooms with built-in wardrobes, one with a balcony facing the courtyard, living room, a fully fitted open kitchen and dining area, walk-in closet / storage room, bathroom (bath, walk-in shower, double sink, toilet), a guest toilet, and entrance hall with built-in wardrobes.

**High ceilings, large windows, wooden floors, security entry door, central heating, dishwasher, induction cooktop, microwave oven, alarm, double cellar.** Monthly deposit for common building charges, water and heating CZK 5000 per month. Electricity will be transferred to the tenant.