



Apartment Two-bedroom (3+kk)

Rented

113 m², Prague 5, Smíchov, U Nikolajky





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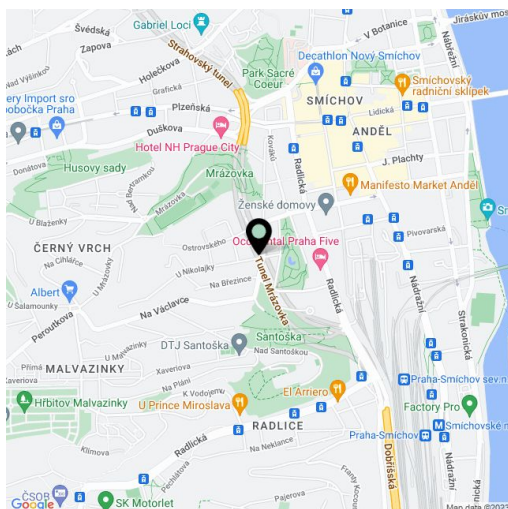
113 m², Prague 5, Smíchov, U Nikolajky

| | |
|------------------|---------------------------|
| Total area | 120 m² |
| Floor area* | 113 m² |
| Balcony | 7 m² |
| Parking | One garage parking space. |
| Garage | Yes |
| Cellar | - |
| PENB | G |
| Reference number | 30232 |
| Available from | Immediately |

Furnished 2-bedroom apartment with 2 balconies on the third floor of the Nikolajka residential project surrounded by greenery, in a quiet dead-end street, in close vicinity of the French School, Anděl metro station, and Nový Smíchov shopping mall. Building amenities include a 24/7 reception, manned security, a camera system, underground parking, and a leafy courtyard with benches. In a neighborhood with full amenities within easy reach, incl. a winter sports stadium, tennis courts, and a park.

The apartment includes a living room with a fully fitted open plan kitchen and a **balcony** offering views of the greenery, a separate toilet, and a spacious entrance hall. There is a separate zone featuring a hall, a master bedroom with a **fitted walk-in closet** and a **balcony**, a second bedroom, a bathroom (bathtub, walk-in shower, sink, toilet), and a storage room.

Other features include **solid wood parquet floors**, tiles, a security entry door, built-in wardrobes, external blinds, a washer, a dishwasher, a microwave oven, a TV, a video entry phone, chip entry to the building, and pram / bike storage. One **garage parking** space is included. The deposit for service charges, water and heating are CZK 5-6,000/month. Electricity will be transferred to the tenant.



* 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.