



## Apartment Two-bedroom (3+kk)

Rented

78 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky





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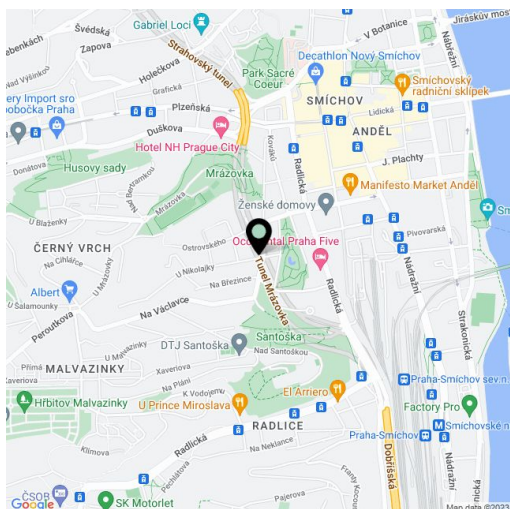
78 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky

|                  |                   |
|------------------|-------------------|
| Total area       | 84 m <sup>2</sup> |
| Floor area*      | 78 m <sup>2</sup> |
| Balcony          | 6 m <sup>2</sup>  |
| Parking          | Garage parking.   |
| Garage           | Yes               |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 33570             |
| Available from   | Immediately       |

This is a fully furnished 2-bedroom apartment offering private atmosphere, a balcony and beautiful green views, on the first floor in the modern Park Nikolajka Residence surrounded by lush greenery. Located in a quiet dead-end street, in close vicinity of the French School, Anděl metro station and Nový Smíchov shopping mall, with full amenities within easy reach, incl. a winter sports stadium, tennis courts, and a park.

The interior includes a living room with a fully fitted open plan kitchen and balcony access, a bathroom (bathtub with a shower screen, toilet), an additional toilet with utility area, a storage room, and an entrance hall with built-in wardrobes.

**Wooden floors**, large format tiles, security entry door, central heating, underfloor heating in the bathroom and toilet, washer / dryer, dishwasher, induction cooktop, microwave oven, TV, video entry phone, alarm, chip entry to the building, **cellar**, lift, pram storage. One underground **garage parking** space is included. Deposit for service charges, water and heating: CZK 2219/month for one person. Electricity is billed separately.



\* 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.