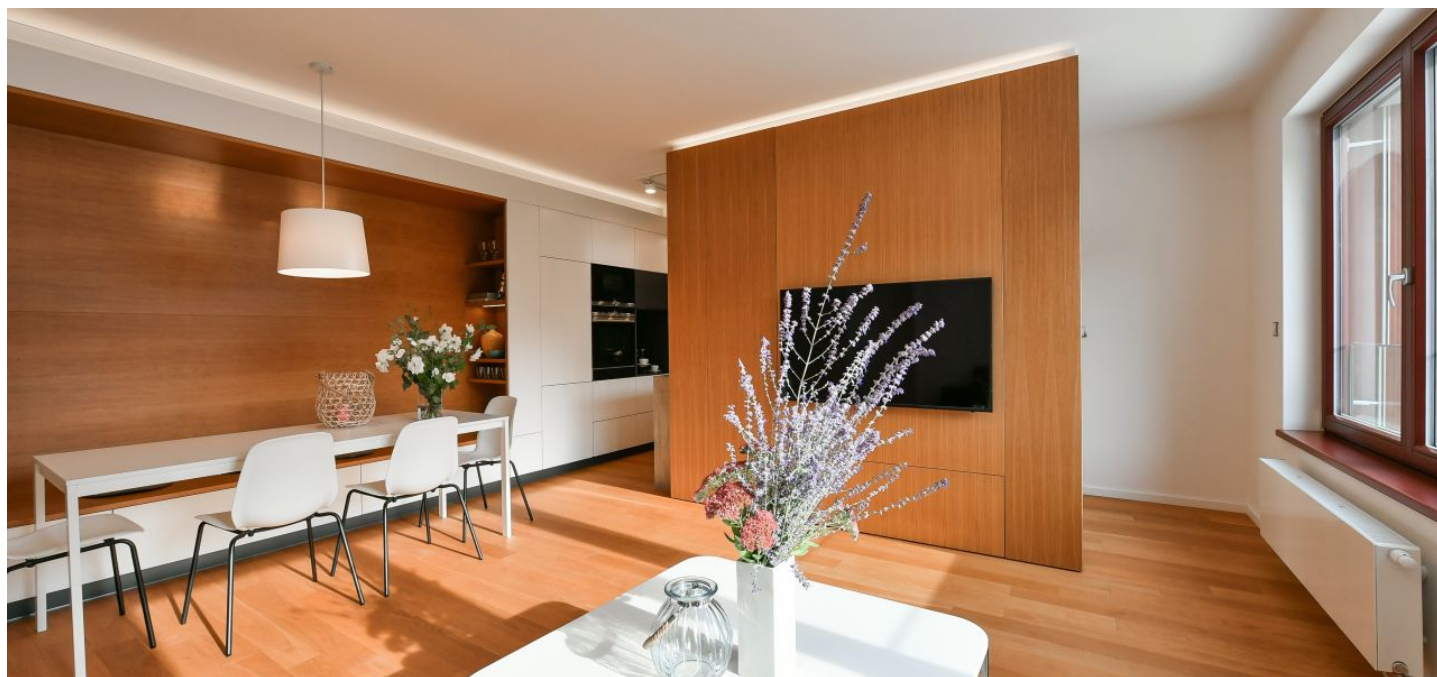




Apartment Three-bedroom (4+kk)

Rented

112 m², Prague 5, Smíchov, U Nikolajky





Apartment Three-bedroom (4+kk)

Rented

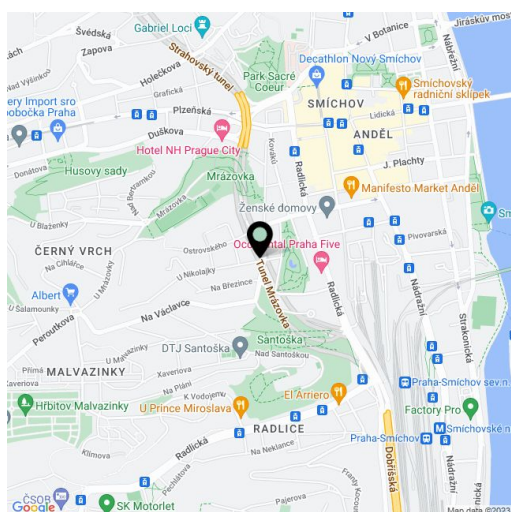
112 m², Prague 5, Smíchov, U Nikolajky

Total area	116 m²
Floor area*	112 m²
Balcony	4 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, heating, and water CZK 7,627/month for 3 persons. Electricity - transferred to the tenant.
PENB	B
Reference number	37277
Available from	Immediately

Boasting wonderful views of a nicely landscaped quiet garden, this high-standard semi-furnished apartment is on the 2nd floor of the modern Park Nikolajka Residence surrounded by lush greenery. Located on 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 features a living room with a fully-fitted open plan kitchen and dining area, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and built-in wardrobes, a second bedroom with access to a balcony, another bedroom, a bathroom with a massage bathtub, 2 sinks, and a walk-in shower, a separate toilet, a utility room, and an entrance hall with built-in wardrobes.

High-standard equipment and finishes, hardwood oak floors, tiles, security entry door, automatic exterior blinds, central heating, washer, dryer, dishwasher, microwave oven, chip entry to the building, **cellar** (8 m²), pram storage. Lockable **garage space included in the rent**, and a second garage space is available at CZK 2,500/month. Can be rented fully furnished or unfurnished.



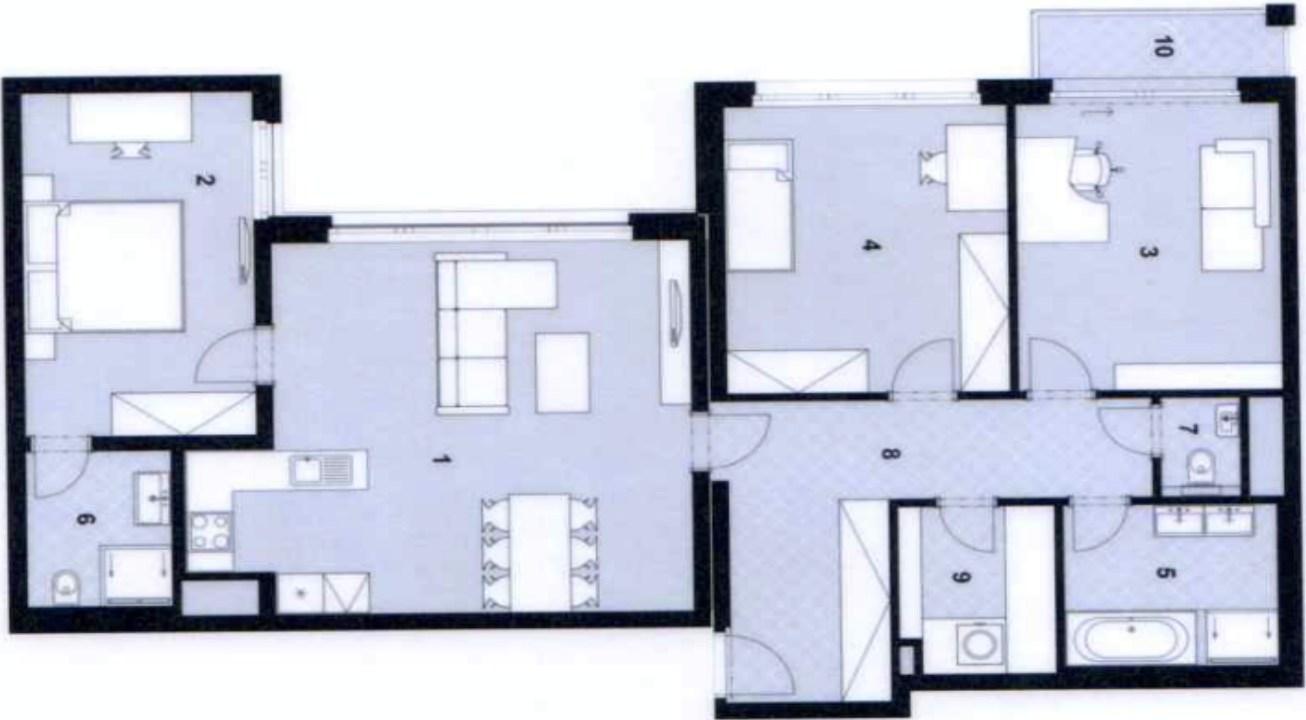
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

112 m², Prague 5, Smíchov, U Nikolajky

Rented



Číslo	Název místnosti	Plocha
1	Obývací pokoj a kuchyňský kout	33,1 m²
2	Pokoj	15,7 m²
3	Pokoj	15 m²
4	Pokoj	15,9 m²
5	Koupelna	6,7 m²
6	Koupelna	4,4 m²
7	Toaleta	1,4 m²
8	Předsíň	15,2 m²
9	Komora	4,8 m²
Vnitřní užitná plocha		112,2 m²
Celková podlahová plocha		119,8 m²
10	Balkon	3,5 m²
Sklepy		S8
Parkovací stání		PS37 UP921