



## Apartment Two-bedroom (3+kk)

Rented

70 m², Prague 5, Smíchov, Kroftova





## Apartment Two-bedroom (3+kk)

Rented

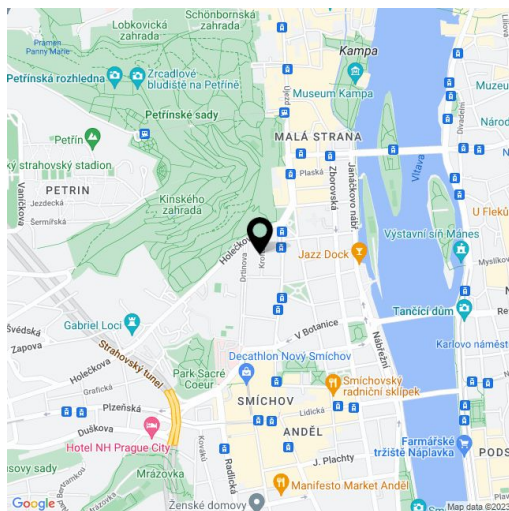
70 m<sup>2</sup>, Prague 5, Smíchov, Kroftova

|                  |                   |
|------------------|-------------------|
| Total area       | 77 m <sup>2</sup> |
| Floor area*      | 70 m <sup>2</sup> |
| Balcony          | 7 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | D                 |
| Reference number | 38157             |
| Available from   | Immediately       |

This is a fully refurbished and furnished 2-bedroom apartment with an east facing balcony, on the third floor of a completely renovated Art-Nouveau building with a lift. Set in a quiet street in Smíchov, Prague 5, within walking distance of the Kinských Garden, Petřín Hill Park, the Vltava embankment and the French School. Location with full amenities within easy reach and very quick access to the city center, just four min. by tram to Anděl metro station and Nový Smíchov shopping and entertainment zone.

The interior features a living room with a fully fitted open plan kitchen and a dining area, plus two bedrooms facing the courtyard - one with built-in wardrobes and a **balcony**. There is a bathroom including a bathtub, a walk-in shower and a toilet, a utility room, a **walk-in closet**, an additional toilet with a bidet shower, and an entrance hall.

Preserved original details, high ceilings, large windows, **solid wood parquet floors**, tiles, renovated **casement windows**, security entry door, gas boiler, washing machine, dishwasher, double oven, microwave oven, TV, video entry phone, alarm. Monthly deposit for service charges and water: CZK 2500. Gas and electricity are 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.