



## Apartment One-bedroom (2+kk)

Rented

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

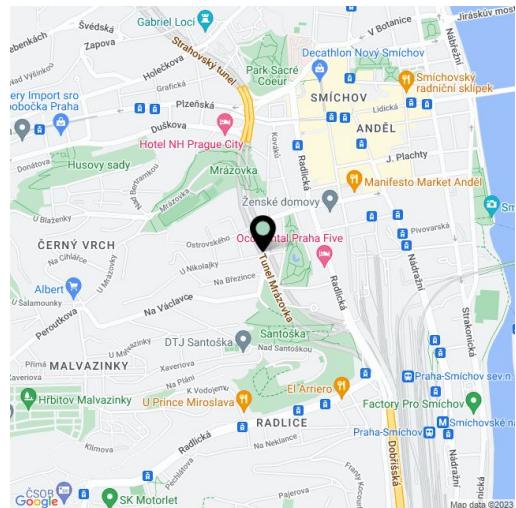




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|                  |                       |
|------------------|-----------------------|
| Total area       | 74 m <sup>2</sup>     |
| Floor area*      | 62 m <sup>2</sup>     |
| Loggia           | 12 m <sup>2</sup>     |
| Parking          | Garage parking space. |
| Garage           | Yes                   |
| Cellar           | Yes                   |
| PENB             | B                     |
| Reference number | 39797                 |
| 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 airy one-bedroom flat with a loggia and a garage parking space is located on the 2nd floor of a recently built building, situated in a quiet location with plenty of greenery, just a few steps from the Anděl shopping center with all services and fast connections to the center and all parts of Prague by metro, trams, or buses. Traveling by car is easy thanks to a nearby tunnel complex.

The layout consists of a living room with fully equipped kitchen, bedroom, bathroom with a bathtub, toilet and sink, walk-in closet, and an entrance hall with built-in wardrobes. Both rooms have access to the **southeast-facing loggia**, which offers beautiful open views of the greenery and the city.

Wooden floors and heated bathroom tiles, **wooden Euro windows**, washer, dryer, dishwasher, video entry phone, a NEXT security door (armored), alarm, cellar. Heating is from the central boiler room in the house. Garage parking space (for 2 vehicles) included in the rent. Common building charges, water and heating CZK6,000 /month. Electricity is paid separately.



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