



Apartment Two-bedroom (3+kk)

Rented

100.8 m², Prague 5, Smíchov, U Mrázovky





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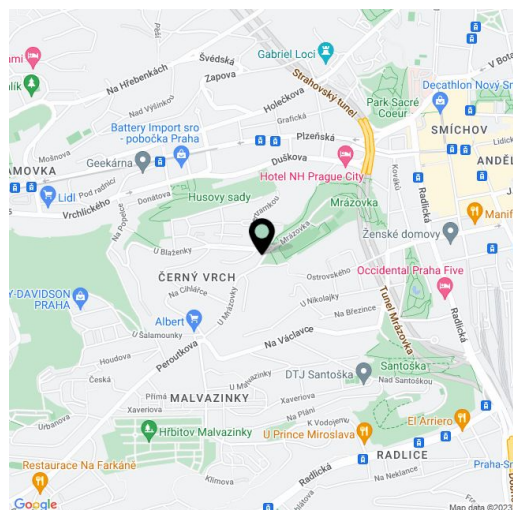
100.8 m², Prague 5, Smíchov, U Mrázovky

Total area	108 m²
Floor area*	101 m²
Balcony	3 m²
Terrace	4 m²
Parking	Garage.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	40700
Available from	Immediately

This is an attractive sunny apartment offering beautiful views of Prague, in a completely refurbished 100 years old villa. The semi furnished, fully air-conditioned 2-bedroom split-level apartment benefits from a gallery, access to a shared garden, a small terrace, a balcony and a large garage. Situated on the topmost third floor of a meticulously renovated traditional villa in a quiet neighbourhood on the border of Smíchov and Malvazinky districts in Prague 5, close to the Šalamounka and Nikolajka Parks and the Santoška Garden, within quick reach of the Anděl / Nový Smíchov commercial and entertainment center, and the Lycée Français.

The lower level offers a living room with a fully fitted open kitchen and **balcony** access, a bedroom / study with a built-in wardrobe, a shower room, a separate toilet, an entrance hall, and a **terrace**. The upper floor features an open **gallery** and a second bedroom.

Air-conditioning, hardwood oak parquet floors, large format tiles, heated floors in the bathroom and toilet, blackout blinds in the bedrooms, central heating, dishwasher, induction cooktop, wine fridge, garden shed / **cellar**. The tenant are welcome to use the shared **garden**. Single **garage** with storage space and wiring for electric car charger. Monthly deposit for service charges, heating and water: CZK 5,000. 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.



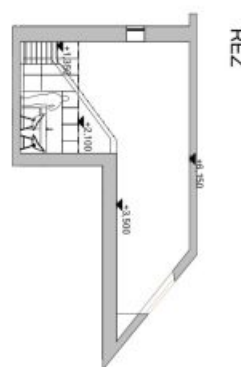
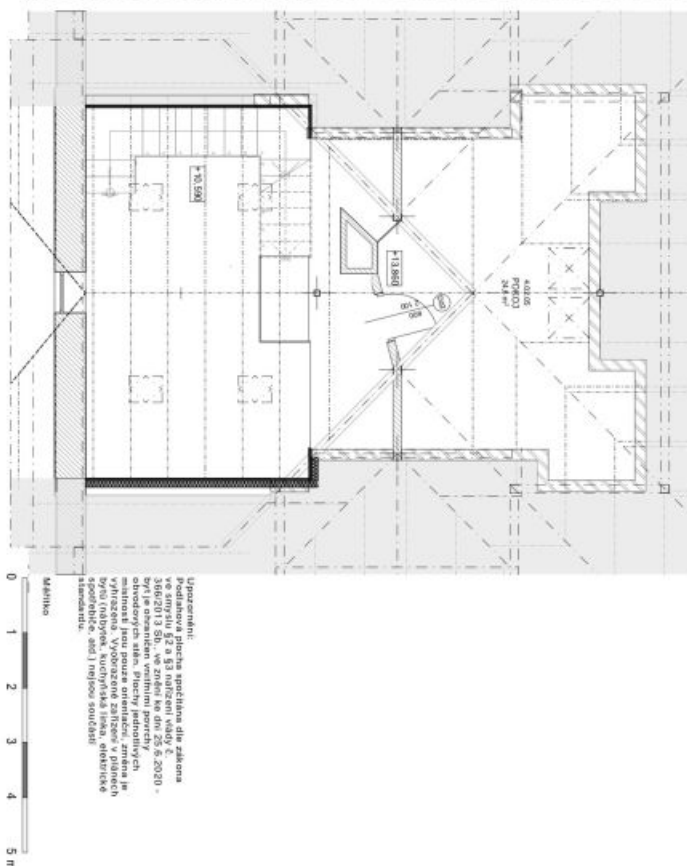
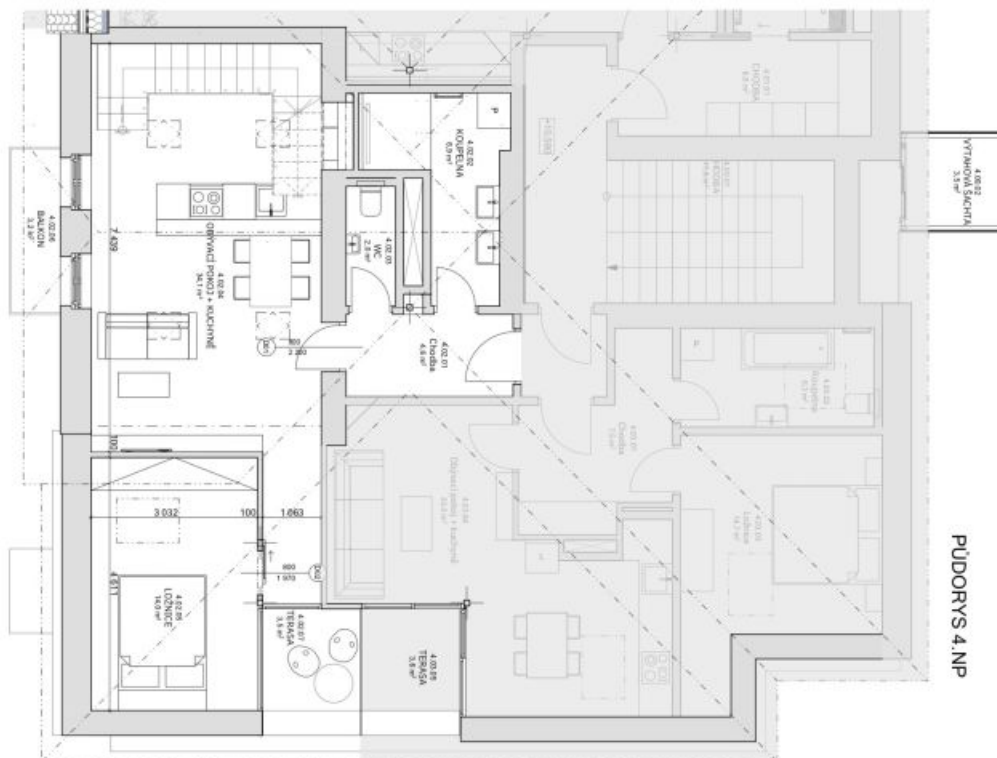
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Vila Anna



Dispozice	2+KK
Celková podlahová plocha	101,5 m²
Podlaží	4. NP

UŽITNÁ PLOCHA MÍSTNOSTI		
Č.	Název místnosti	Plocha (m²)
4.02.01	CHODBA	4,6
4.02.02	KOUPELNA	5,0
4.02.03	WC	2,0
4.02.04	OBÝVACÍ POKOJ + KUCHYŇE	48,7
4.02.05	LOŽNICE	14,0
4.02.06	POKOJ	24,6
4.02.07	BALKON	3,2
4.02.07	TERASA	3,5