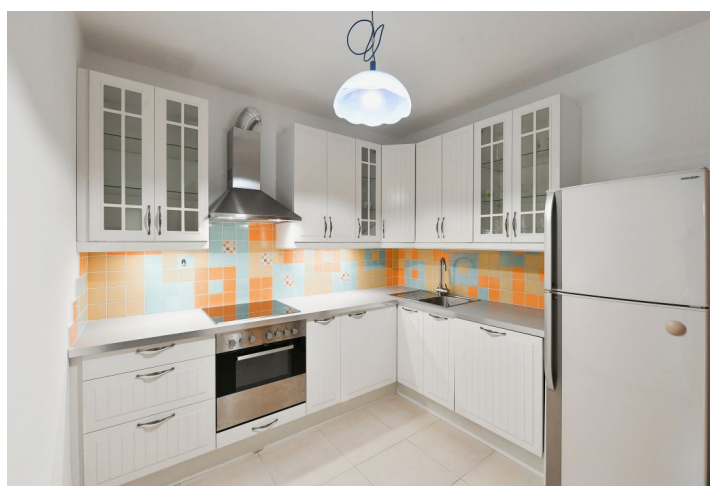




## Apartment Two-bedroom (3+kk)

Rented

71 m<sup>2</sup>, Prague 5, Smíchov, Astlova





## Apartment Two-bedroom (3+kk)

**Rented**

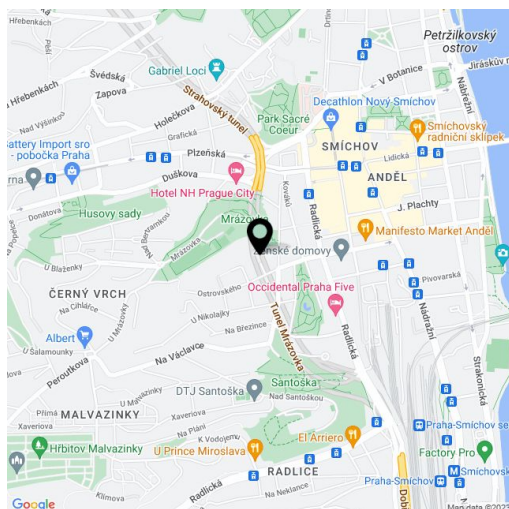
71 m², Prague 5, Smíchov, Astlova

Total area	79 m²
Floor area*	71 m²
Terrace	8 m²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	42731
Available from	Immediately

Boasting a terrace, this 2-bedroom 2-bathroom apartment on the second floor of the contemporary Nový Anděl Residence, with an elevator, parking, and a green landscaped courtyard is located in a quiet residential area in the central part of Smíchov, close to the French School, only a 5 min. walk to the Anděl metro station, Nový Smíchov shopping and entertainment center, and a full range of amenities.

The apartment includes a living room with a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a bedroom with a French window, a family bathroom (bathtub, toilet), and an entrance hall with a wardrobe. The **terrace** is accessible from the living room and master bedroom.

**Hardwood parquet floors**, tiles, central heating, underfloor heating in the bathrooms, washing machine, dishwasher, TV, video entry phone. A **garage parking** space is included. Monthly deposit for service charges, water, and heating: CZK 4,500-5,000. 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.