



## Apartment Two-bedroom (3+kk)

Rented

90 m<sup>2</sup>, Prague 5, Smíchov, V Lesíčku





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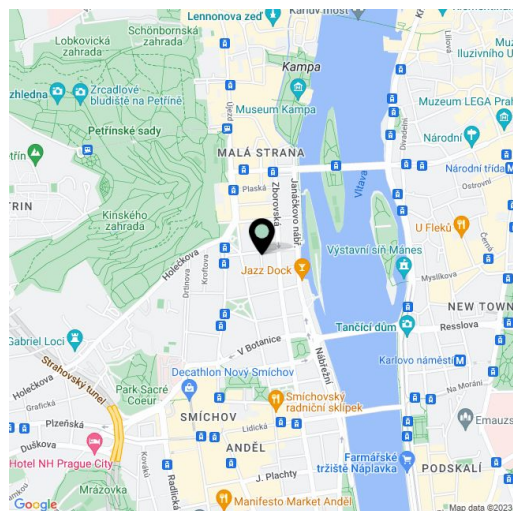
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|                  |                                                                             |
|------------------|-----------------------------------------------------------------------------|
| Total area       | 96 m <sup>2</sup>                                                           |
| Floor area*      | 90 m <sup>2</sup>                                                           |
| Balcony          | 6 m <sup>2</sup>                                                            |
| Parking          | Parking available in Novy Smichov.                                          |
| Cellar           | -                                                                           |
| Service price    | Common building charges and deposit for electricity approx. CZK 4900/month. |
| PENB             | G                                                                           |
| Reference number | 10350                                                                       |
| Available from   | Immediately                                                                 |

Completely furnished and renovated 2-bedroom 2-bathroom flat with a balcony on the third floor of a fully refurbished Neo-Renaissance building with an elegant classical facade and a new lift. Located near the historic center of Prague incl. the Prague Castle and Charles Bridge, next to Kinsky Park, a green oasis in Prague and within walking distance to Kampa, with some of Prague's finest bars and restaurants on one side, and close to Anděl, one of the fastest developing modern areas in the city, on the other, a 20 minute drive from the airport.

The apartment includes a comfortable living room with a fully fitted open kitchen with BOSCH appliances and a covered balcony facing the courtyard, two bedrooms each with a clothes closet and an en-suite bathroom (bath tub and toilet / shower), guest toilet, and an open entry hall. The windows facing balcony have electric exterior blinds.

Parquet floors, custom made floor to ceiling closets with ample of storage space, recessed lighting, security blinds, washer, dryer, dishwasher, microwave, TV, free WIFI, audio entry phone, burglary resistant high security door. Balcony facing green courtyard, private foyer. Property Manager on site and available during regular business hours.



\* 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.