



🏠 50 m<sup>2</sup> 📖 Pechlátova, Praha 5 💰 25 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                                    |
|------------------------------------|-----------------------------------|-------------|------------------------------------|
| Order number                       | <b>N7705</b>                      | Price       | <b>25 000 CZK per month + fees</b> |
| Address                            | <b>Pechlátova, Praha 5</b>        | Type        | <b>Apartments</b>                  |
| Disposition                        | <b>1 + kitchenette</b>            | Usable area | <b>50 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor       | <b>1st floor</b>                   |
| Device                             | <b>No</b>                         | Lift        | <b>Yes</b>                         |
| Date to move in                    | <b>22. 7. 2025</b>                |             |                                    |

## About real estate

We offer for rent an unfurnished apartment 1+kt with a total usable area of 50 sqm on the 2nd floor of a new residential project with elevator. It includes a large common garden in a closed courtyard with a heated counter-current swimming pool. For an additional fee, a parking space in the underground garage can be rented.

With its spacious main room, the apartment can easily be converted into a 2+kk layout.

The layout includes a spacious and bright living room, a kitchenette equipped with all appliances and a bathroom with a shower, toilet, sink and washing machine with dryer. High quality materials have been used in the project. Solid wood floors. Large format tiles in the bathrooms. Underfloor heating throughout the apartment. French windows with soundproofing to ensure peace and also excessive lighting.

This is a green area, quiet and away from the main street Radlická, from which it is screened by massive original buildings. Accessibility to the city centre is easy, from the residence you can walk in 8 minutes to metro B - Radlická. It is also possible to take trams No. 7 or 21 to the centre, whose stop is again only a few minutes away. When travelling outside of Prague, you can easily reach the Smichov Tunnel and the Prague Ring Road within minutes. All civic amenities are literally at your feet. A stone's throw away is a network of shops, schools and outlets in Smíchov Anděl with cultural stalls, entertainment centres, offices, banks, medical care, etc. The swimming pool with tennis courts, the Kutvirtova street workout playground and the Brabenecký Hill, Dívčí hrady or the nearby Prokopské údolí are just a few minutes' walk away.

Available immediately.