



122 m<sup>2</sup> Kováků, Praha 5 - Smíchov Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N4080</b>	Price	<b>Leased</b>
Address	<b>Kováků, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>122 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Floor area	<b>119 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>Yes</b>	Parking	<b>2</b>
Garage	<b>Yes</b>	Balcony	<b>3 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent a modern furnished apartment with a living area of 119 sqm with a balcony with an area of 3 sqm. The property is located on the 5th floor of a new building in a sought-after location of Prague 5 in Smíchov, close to the Anděl metro station.

The layout of the apartment includes a hallway, a living room with a kitchenette, and a small wine cellar, from where you can enter the balcony facing the courtyard. There are also two bedrooms, a second kitchen with a dining area, two bathrooms with toilets, and one separate toilet. The apartment is fully equipped including a washing machine, dryer, and two TVs. The rental price includes a cellar and one garage space (the other for an additional fee of CZK 3,000/mo.).

The house is in a quiet place Smíchov. The location offers all civic amenities – shops, restaurants, cafes, or Nový Smíchov shopping mall. Within walking distance, there are parks Mrázovka, Sady na Skalce, and Santoška. The center of Prague is 10 minutes away by car or 20 minutes by public transport, you can also use the nearby railway connection from the stop Prague-Smíchov.

Rental is possible from April 1st, 2021.

Energy performance class G is listed only temporarily to meet legal requirements, the certificate is submitted for elaboration.