



117 m<sup>2</sup> U Nikolajky, - Smíchov Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6544</b>	Price	<b>Leased</b>
Address	<b>U Nikolajky, - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>117 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>4th floor</b>	Device	<b>No</b>
Parking	<b>2</b>	Terrace	<b>13 m<sup>2</sup></b>
Cellar	<b>4 m<sup>2</sup></b>	Lift	<b>Yes</b>
Date to move in	<b>1. 8. 2023</b>		

## About real estate

We offer for rent a new luxury apartment 4 + kt with a terrace in Residence Park Nikolajka, located in a quiet part of Smichov, near Mala Strana. Completely and tastefully furnished apartment with a total usable area of 117 sqm is situated on the fourth floor of an exclusive residence with an elevator, two underground garage spaces are included in the price.

The layout consists of a spacious entrance hall, a large living room with kitchenette, three bedrooms, two bathrooms, a separate toilet and a pantry or dressing room. One of the bathrooms has a hydromassage bath, the other is "en-suite" to the bedroom and has a shower with toilet. The kitchen is fully equipped with modern built-in Siemens appliances (ceramic hob, electric and microwave oven, dishwasher, coffee machine and fridge-freezer).

From the living room and the adjacent bedroom there is access to the 13 m<sup>2</sup> terrace, which is south-facing and provides a magnificent view of the Prague skyline. There is also a cellar of 4 sqm. The interior of the apartment features luxurious wooden floors, the bathroom has tempered tiles and large format tiles. Raised wingless interior doors, electric front window blinds and chip entry. Security is provided by motion sensors, alarm and armoured entrance door to the apartment. The entire complex embodies premium and expensive materials of the highest quality. The common areas feature large wooden Euro windows with sliding French doors and luxury tiles. The facades of the residence are clad in stone.

The new building is situated in an extremely peaceful location in a green and desirable residential area with beautiful views of Prague. The surrounding area consists of the city conservation area and the ancient Nikolajka estate. All civic amenities are within walking distance. Many restaurants, shops and cafes, nearby is the French Lyceum, shopping center Nový Smíchov and metro station B - Anděl. The bus stop is only 150 m away. Within walking distance is the Santoška Park, the Na Skalce Gardens and the Nikolajka Ice Arena.

Energy class B.

Available from 01.08.2023.