



## Apartment One bedroom

51 m<sup>2</sup> Praha 5, U Nikolajky

Reserved



Layout  
**One bedroom**

Area  
**51 m<sup>2</sup>**

This newly renovated 2+kk apartment, 51 m<sup>2</sup>, is located on the 2nd floor of a completely reconstructed First Republic villa near a park in Prague 5 - Smíchov. It combines the charm of historic architecture with the comfort of modern living. The sense of privacy is enhanced by an unobstructed view of greenery. The apartment is available from October 1, 2024.

The south-facing living room with a beautiful bay window invites the creation of a cozy seating area where you can relax, read, and chat. On the right side of the room, there is a fully equipped kitchen with a designated space for a dining table. The large bedroom comfortably accommodates a double bed. A new bedframe, without a mattress, is also part of the bedroom (not in the picture). A major advantage of the apartment is the bathroom with a window that allows for beautiful natural light. The bathroom is also equipped with a washer and dryer, a new Whirlpool combination appliance.

The space is heated with quality wooden floors. The owners have thought of details such as tasteful and sufficient lighting, curtain rods for drapes, and ample storage space in both the kitchen and bedroom. Elegant common areas with decorative wood paneling and perfectly crafted door handles add a touch of

Price	1 000 €
Floor area	51 m <sup>2</sup>
Floor	2
Elevator	Ano
Building energy rating	C

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historical grandeur.

The rent is 25,000 CZK/month and service charges including heating are 4,000 CZK/month. Electricity is transferred to the tenant. Additionally, a lockable booth in the locked courtyard of the house is available for the apartment.

Come and experience the atmosphere of prestigious living on a traffic-free street, as it is at the end of the cul-de-sac U Nikolajky, full of greenery, accessed only by residents. In the vicinity of the house, there are blue parking zones for residents. Within walking distance are Albert grocery store, a variety of restaurants, beautiful parks Sady na Skalce, Santoška, the Mrázovka sports complex. I recommend a viewing, which I would be happy to arrange.

## VÁŠ MAKLÉR



**Hana Fisherová**

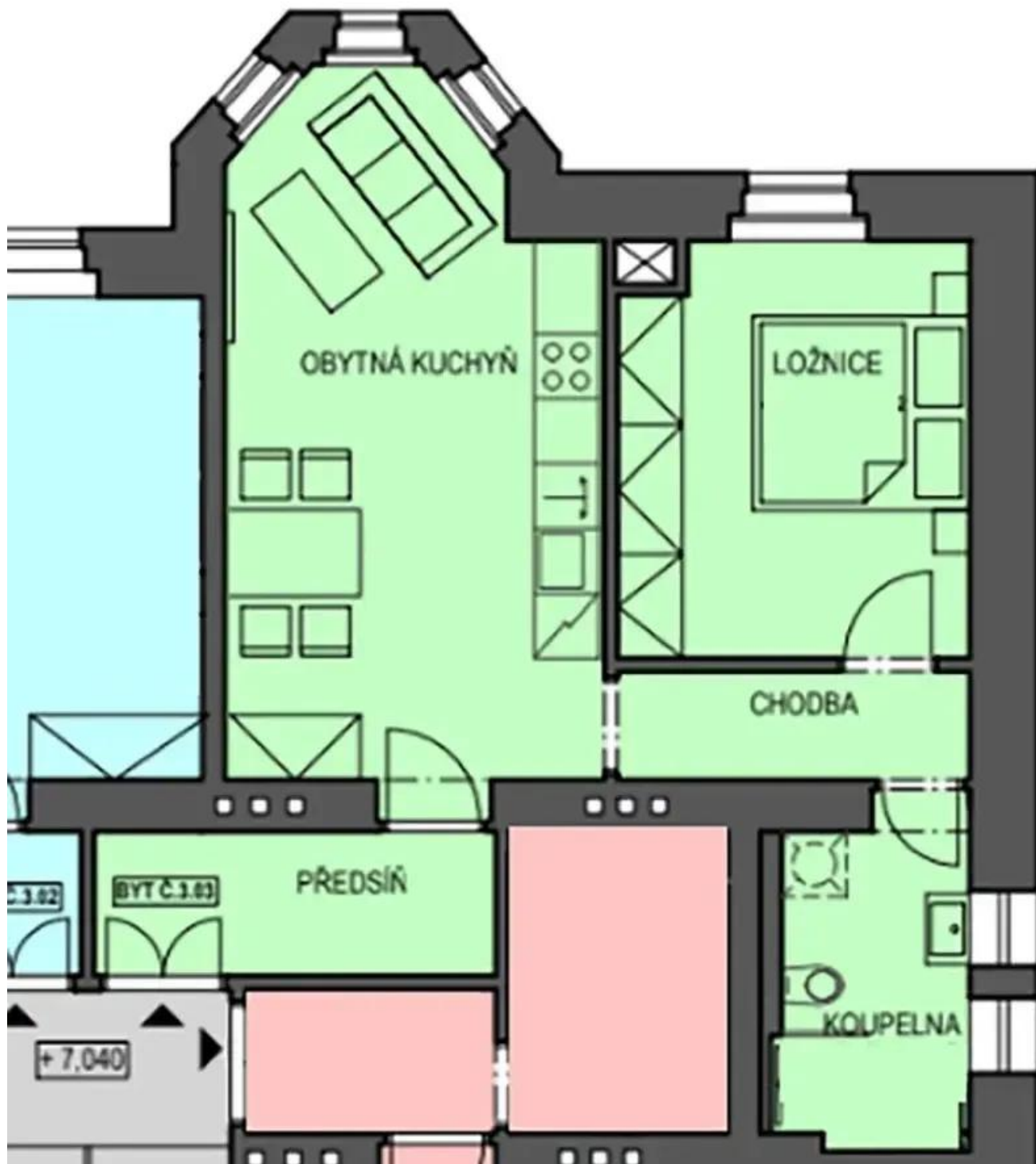
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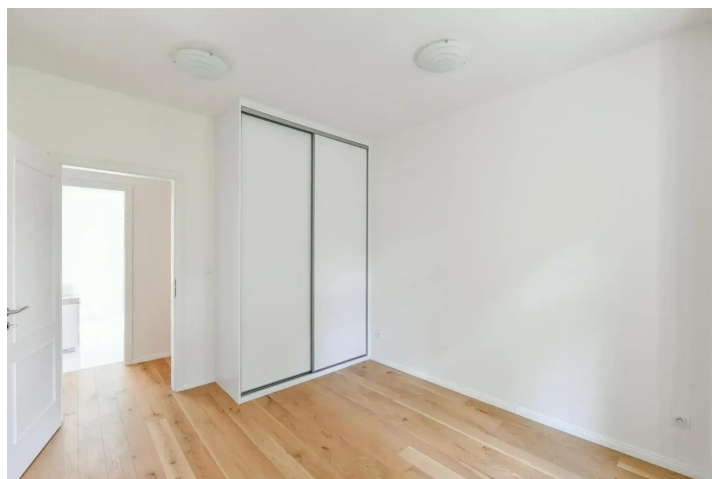
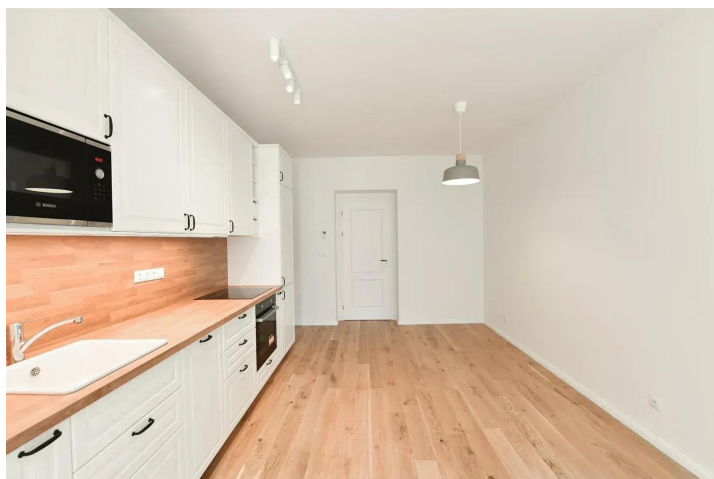
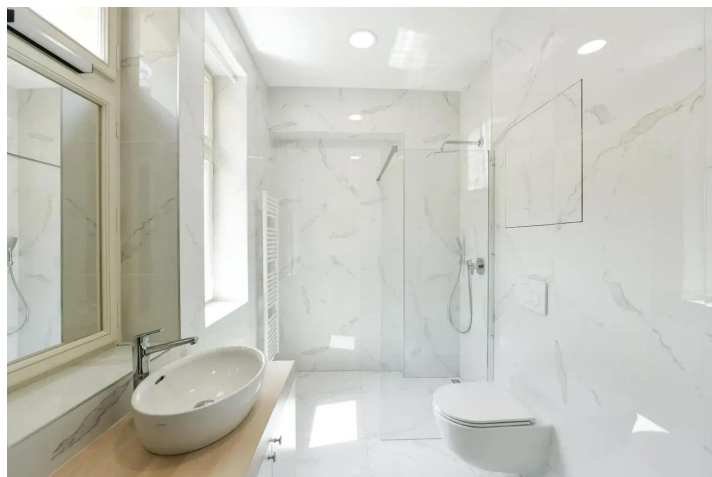
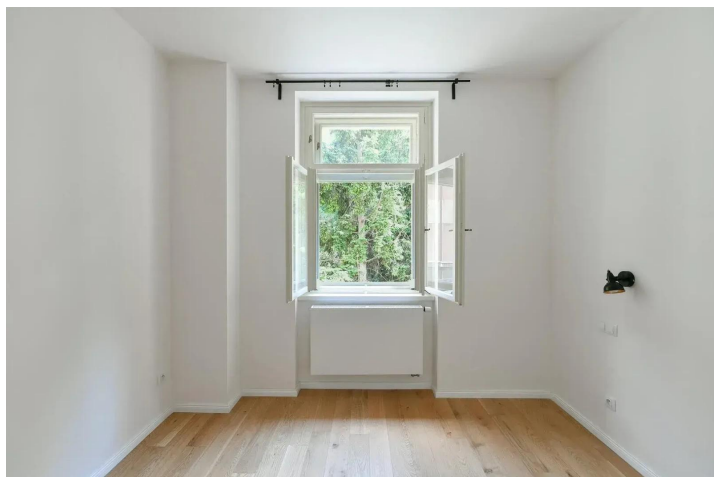
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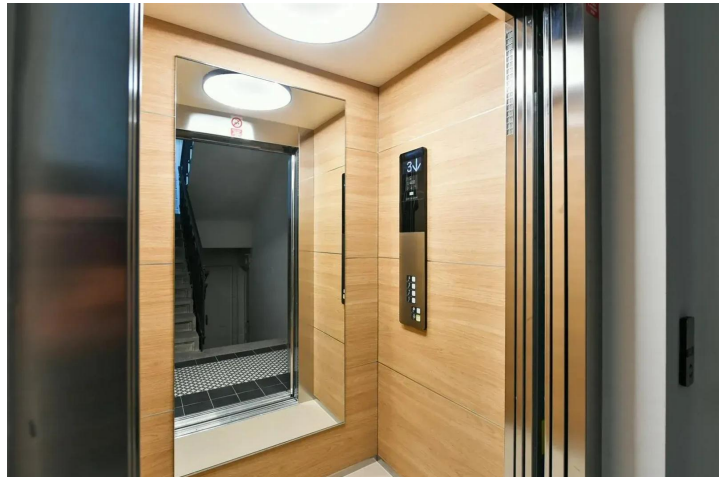
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