



One-bedroom Apartment

66 m² Praha 5, Grafická

1 200 € per month



Layout
One-bedroom

Area
66 m²

Terrace
9.5 m²

This new project in the peaceful part of Prague's Smíchov, yet just a few minutes from the city center, offers residents a 24-hour reception. The project is a conversion of a former printing house, which will create a closed courtyard.

The 2+kk apartment with a floor area of 57 m² and a south-facing terrace of 9.5 m² is located in the southern wing of the courtyard project on the 1st floor. The apartment includes a cellar of 5.8 m². The apartment is available immediately.

The living room has a niche containing a fully equipped kitchen. The apartment also has an entrance hall, a dressing room/storage room, a bathroom with a bathtub and toilet. The bedroom has a large wardrobe, the storage room has a washer and dryer, and above the windows, a hanging system is installed for 2 layers of curtains.

The apartment's finish highlights a high standard of living. Wooden floors, large-format windows with insulating double glazing, matte elegant three-layer oak flooring, lacquered seamless doors with a magnetic lock, modern bathrooms with full-length mirror in the niche, Hansgrohe fixtures, drainage channel, overhead shower, and Villeroy & Boch sink. The ceiling height is 278 cm, and the

Price	1 200 €
Floor area	66 m ²
Terrace	9.5 m ²
Cellar	5.8 m ²
Floor	1
Elevator	Ano
Building energy rating	B

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apartment has a ventilation recovery system.

The terrace roof full of greenery is a multifunctional space for sitting with friends, where the sun sets over Prague every day, and where you can find inner peace in the busy city. All residents will have access to the roof, as well as to the inner courtyard. This is a residential project in Smíchov, alive in the manner of similar projects in European capitals.

The rent is 29,000 CZK/month, with service charges (water, waste, heating, cleaning, and electricity for common areas) of 5,000 CZK/month; electricity is transferred to the tenant. Internet – private contract (fiber optic cable available). The apartment is registered as a studio; therefore, permanent residence cannot be established here. The apartment is rented unfurnished, and the furniture in the photos is only illustrative.

We highly recommend a personal viewing of the apartment in this successful project that offers the comfort of a vibrant life in Smíchov and is within walking distance of the Petřín gardens.

VÁŠ MAKLÉR



Hana Fisherová

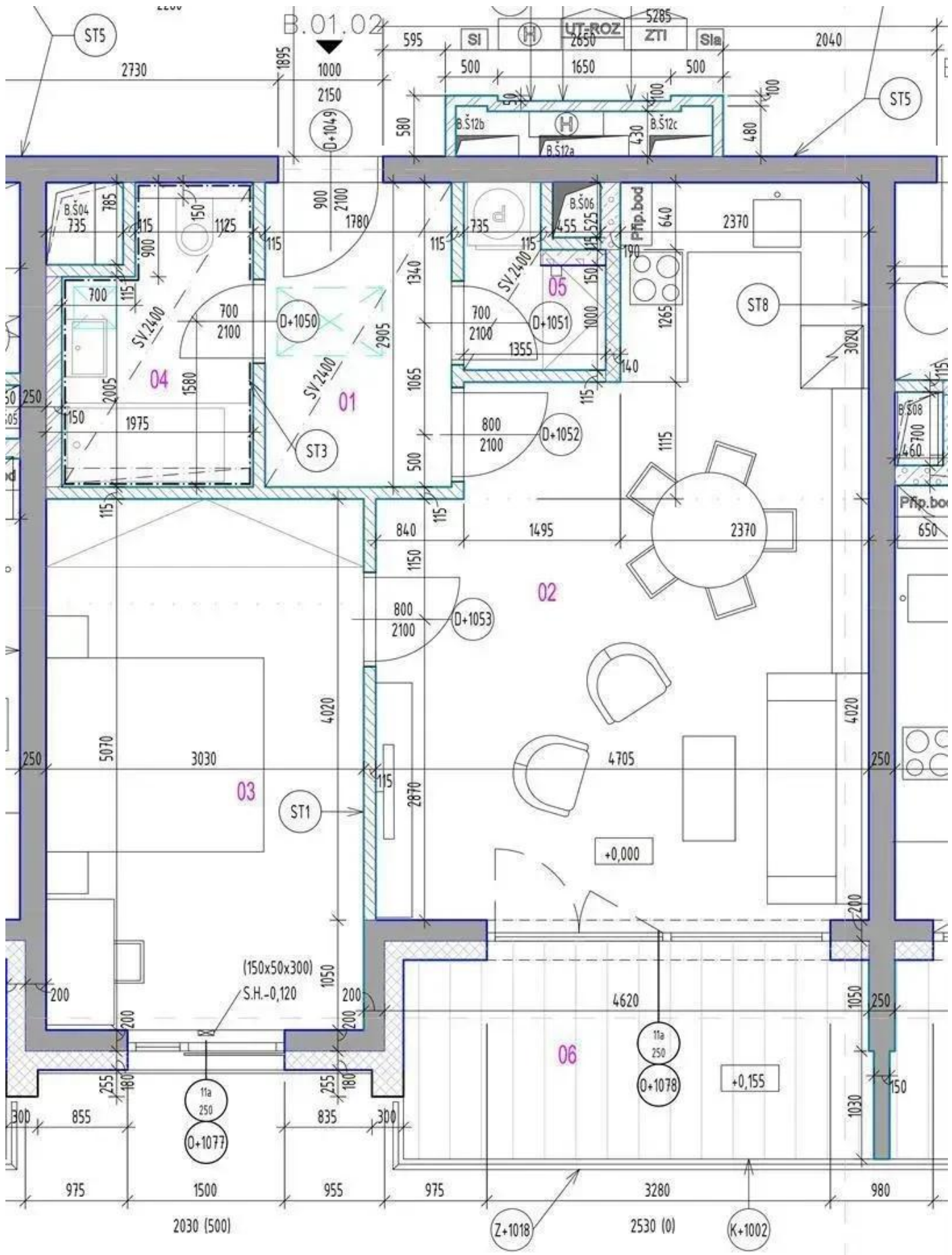
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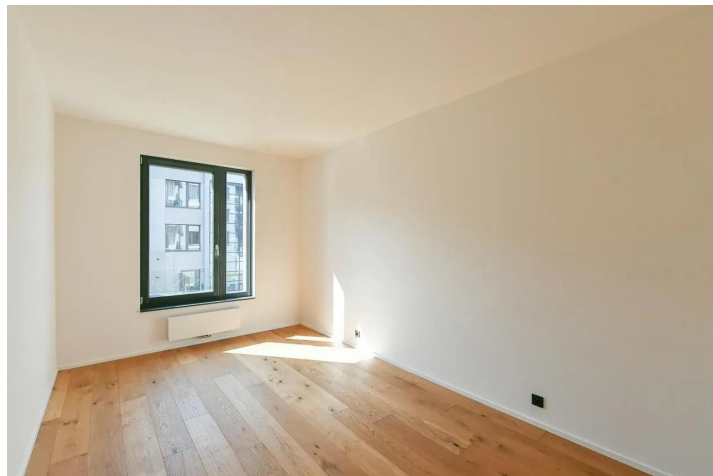
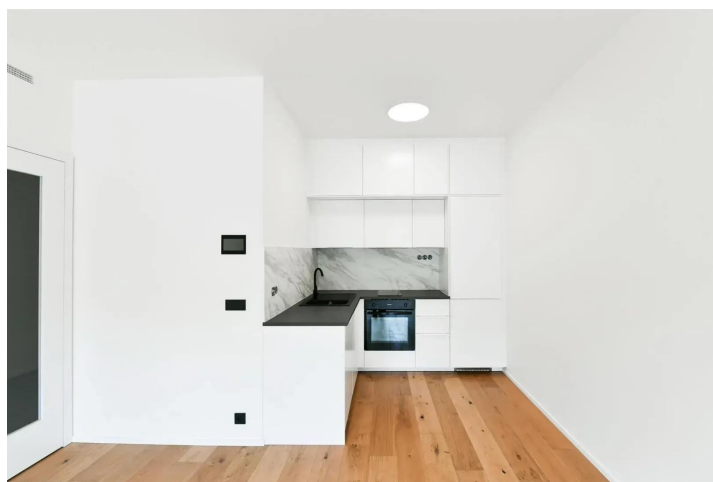
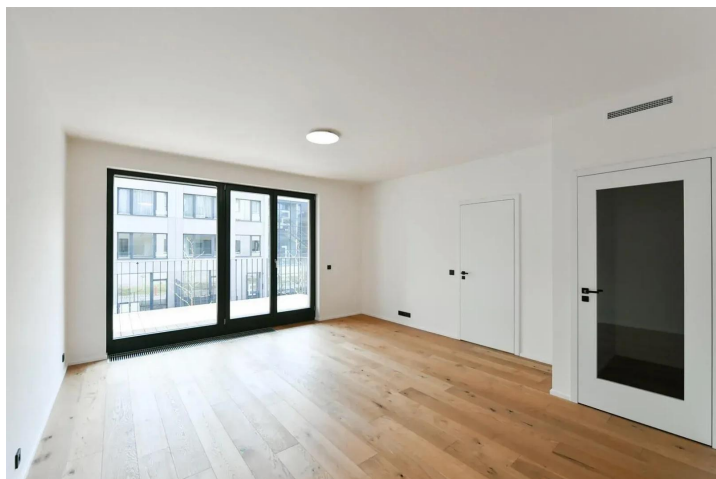
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