



## 60,000 CZK/per month

+ utilities 11.500 CZK + electricity

## Apartment with terrace and garage for rent: Praha 5 - Smíchov, Grafická Grafická, Praha 5

registration number	<b>008683</b>
type of contract	<b>rent</b>
area	<b>116 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>
available from	<b>01.02.2025</b>

property type	<b>flat</b>
disposition	<b>3+kk</b>
floor	<b>7th floor</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

We offer for rent a modern, air-conditioned two bedroom apartment (116 sqm) with a terrace (58 sqm) situated on the 7th floor of an apartment building in the Neugraf complex, with a view of Prague and across the terraced roof full of greenery to the opposite forested hill Bertramka with a cable car from the NH hotel. One garage place belong to the apartment. The apartment offers an entrance hall, spacious living room connected to the dining room, kitchenette and with access to the terrace, which surrounds the apartment on all sides, 2 bedrooms and 2 bathrooms, a separate toilet and a storage room. Each bedroom has its en-suite bathroom - one bathroom has a bathtub, toilet, bidet and a window with a view of the city, the second bathroom has a spacious shower, toilet and entry to the terrace. The apartment is bright, has large windows and is oriented to the southwest. The apartment features air conditioning in all rooms, outdoor blinds, solid wooden floors, large-format tiles, central heating throughout the apartment, underfloor heating in the bathrooms, built-in wardrobes with large storage spaces in the entrance hall. The kitchen is equipped with a dishwasher, refrigerator with separate freezer, induction hob and electric oven. Home control using the latest Smart technologies via an LCD panel, air recovery, camera security system connected to the building's reception. Basement storage included in the rent. The building offers the possibility of using the wellness. The apartment complex is located in a quiet residential area in the vicinity of the Sacré Coeur park, the Nový Smíchov shopping center, the Anděl metro station, tram and bus stops, with excellent civic amenities in the vicinity.