



## Two-bedroom Apartment

121 m² Praha 5, Na bělidle

2 000 € per month



Layout  
**Two-bedroom**

Area  
**120.7 m²**

Terrace  
**29.7 m²**

Parking  
**1x parking\_tent**

This unique, two-story 3+kk apartment with air conditioning and a floor area of 91 m² includes a terrace of 29.7 m², located on the top 6th floor of a building with an elevator. The building, a new development from 2017, is situated on a quiet, one-way street in the lower Smíchov area of Prague 5, near the river and within walking distance to Anděl metro station and the Smíchov shopping center. The apartment will be available from August 1, 2025, with viewings possible by agreement at least 48 hours in advance. The apartment is offered unfurnished.

On the ground floor, there are two spacious bedrooms with French windows facing a quiet courtyard, a bathroom, and a separate toilet. The upper floor features a living room with direct access to a large terrace (29.7 m²) offering beautiful views of Petřín Hill.

The living space has an "open space" concept with a kitchen equipped with appliances. High-quality materials have been used throughout the apartment (the terrace is decked with exotic wood). The apartment has security entrance doors. The rent also includes one parking space in an underground garage. The area provides all essential amenities with cafes, restaurants, supermarkets, a cinema, and the nearest tram and metro stops just a 5-minute walk from the building.

|                        |                 |
|------------------------|-----------------|
| Price                  | 2 000 €         |
| Floor area             | 120.7 m²        |
| Terrace                | 29.7 m²         |
| Floor                  | 6               |
| Elevator               | Ano             |
| Parking                | 1x parking_tent |
| Building energy rating | C               |

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The rent is 50,000 CZK/mo and billable monthly advance for services including heating is 7,000 CZK/mo. Electricity will be transferred to the tenant. The building has an energy efficiency rating of C - economical. We recommend viewing of this beautiful apartment.

## VÁŠ MAKLÉR



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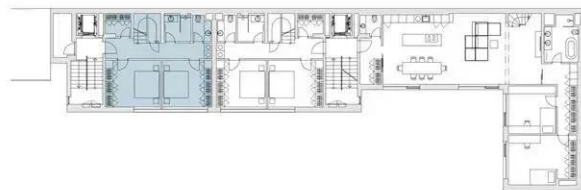
3+kk | mezonet | 91,0 m<sup>2</sup>

#### Spodní patro

|     |                  |                     |
|-----|------------------|---------------------|
| 634 | Předsíň          | 11,2 m <sup>2</sup> |
| 635 | Šatna            | 3,3 m <sup>2</sup>  |
| 636 | Ložnice          | 15,3 m <sup>2</sup> |
| 637 | Ložnice          | 13,9 m <sup>2</sup> |
| 638 | WC               | 2,7 m <sup>2</sup>  |
| 639 | Koupelna         | 4,2 m <sup>2</sup>  |
| 640 | Komora           | 2,2 m <sup>2</sup>  |
| 641 | Bytové schodiště | 4,5 m <sup>2</sup>  |

#### Horní patro

|     |                |                     |
|-----|----------------|---------------------|
| 731 | Obytný prostor | 33,7 m <sup>2</sup> |
| 732 | Terasa         | 29,7 m <sup>2</sup> |



Dolní patro

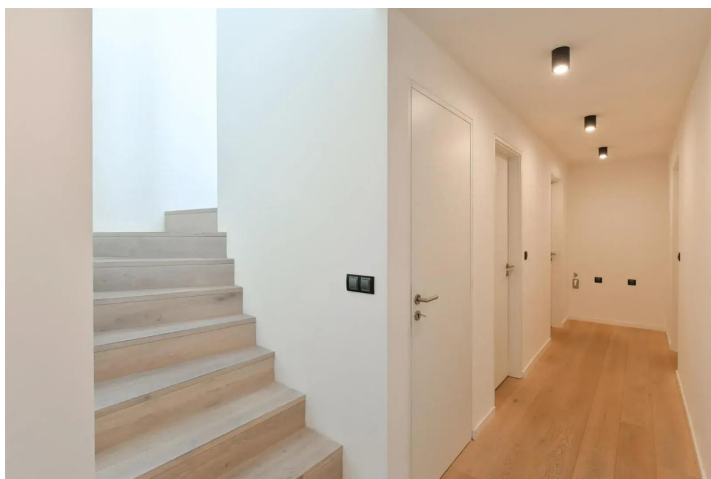
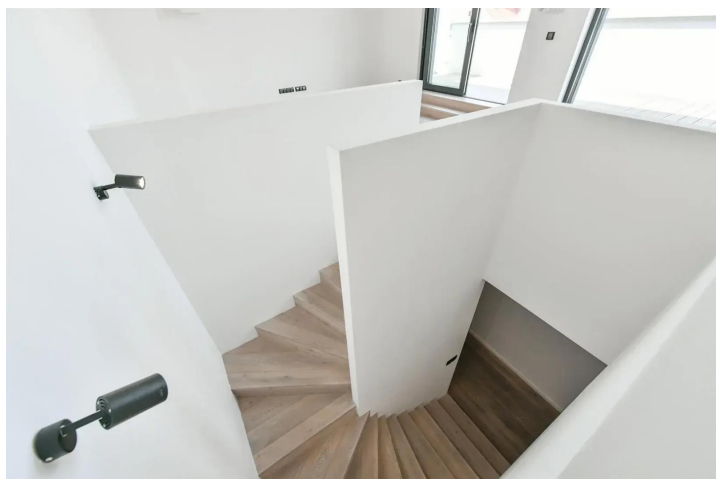
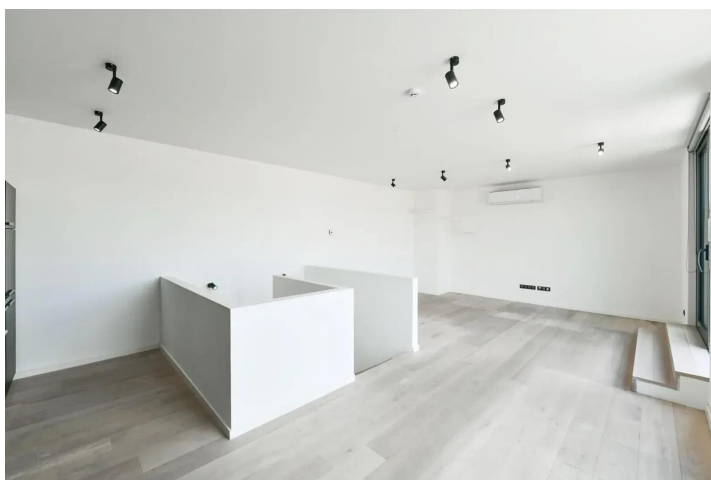
Horní patro



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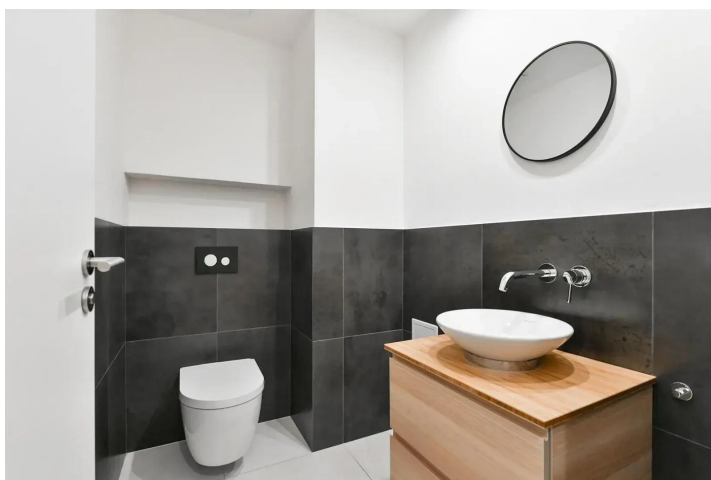
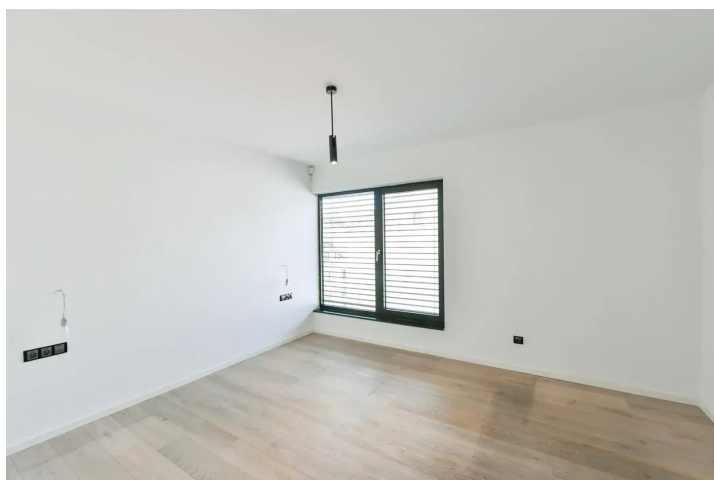
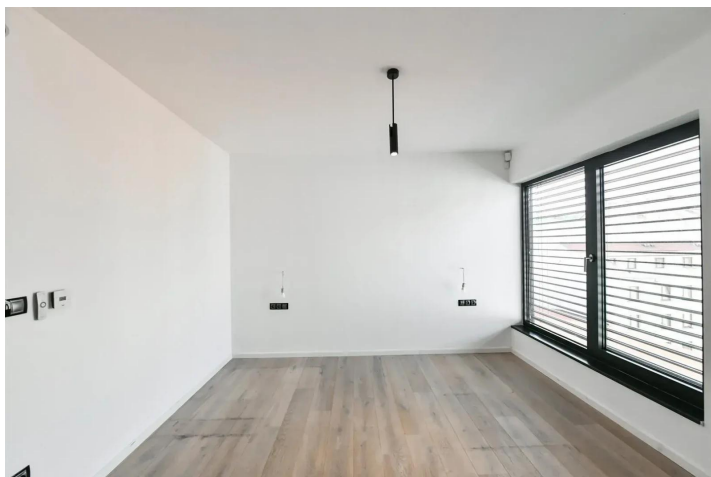
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