



## Rent of an apartment 4+1/T/B/2GS, 100 sqm, Prague 5 - Smíchov



🏠 100 m<sup>2</sup> 📄 Mozartova, Praha 5 - Smíchov 💰 49 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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LEASE SPECIALIST

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Order number	<b>N6292</b>	Price	<b>49 000 CZK per month + services</b>
Address	<b>Mozartova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchen</b>	Usable area	<b>100 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>4th floor</b>	Device	<b>Partly</b>
Parking	<b>1</b>	Balcony	<b>3 m<sup>2</sup></b>
Terrace	<b>15 m<sup>2</sup></b>	Cellar	<b>6 m<sup>2</sup></b>
Lift	<b>Yes</b>	Date to move in	<b>1. 7. 2024</b>

## About real estate

We offer for rent a brand new and partly furnished apartment 4+1 with a total usable area of 100 sqm in a quiet and central location of Smíchov in Prague 5. The spacious apartment is located on the 5th floor of a new building of the chamber development project Rezidence Na Bertramce with elevator. It includes a balcony, a spacious terrace overlooking the popular Mrázovka park, an one parking spaces and a cellar in the underground garage of the building.

The apartment is interestingly designed in the spirit of contemporary and design-oriented layout. The layout includes an entrance hall with storage spaces, a master bedroom with a double bed, built-in wardrobe and access to the balcony with a beautiful view of the greenery, two more non-storage rooms with built-in wardrobes and custom-made desks, a living room with dining table equipped with Smart TV and a natural marble fireplace with 3D Opti-myst flame effect, a kitchen equipped with all appliances including a wine cellar, a spacious terrace (15 sqm), a bathroom with bath and toilet, a separate toilet and a separate dressing room.

The apartment's superior furnishings meet today's high demands for comfortable and modern living. Wooden three-layer floating floors, high quality ceramic tiles in the bathroom, marbled tiles in the living room and kitchen, granite desk tops and kitchen cabinets. There is a recuperation unit with cooling of the supply air in the summer, which ensures a constant supply of hygienically fresh air without dust and allergens, in addition, the waste heat in the home is very efficiently utilized, as well as built-in Siemens air conditioning, central heating and tempering of the tiles in the bathroom, security entrance doors, front window blinds in all rooms, washing machine and dryer.

The location has complete civic amenities and excellent accessibility with connection to the Prague city ring road. Tram stop Bertramka just a few steps from the house. In the vicinity there is a park Mrázovka or Husovy sady and nearby also OC Nový Smíchov with many well-known shops, quality restaurants and services.

Available from 01.07.2024.