



## Rent of a duplex apartment 5+kt/T, 122 sqm, Prague 5 - Smíchov



🏠 122 m<sup>2</sup> 📄 Mošnova, Praha 5 - Smíchov 🏠 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

|              |                                   |                                    |                            |
|--------------|-----------------------------------|------------------------------------|----------------------------|
| Order number | <b>N5945</b>                      | Price                              | <b>Leased</b>              |
| Address      | <b>Mošnova, Praha 5 - Smíchov</b> | Type                               | <b>Apartments</b>          |
| Disposition  | <b>5 + kitchenette</b>            | Usable area                        | <b>122 m<sup>2</sup></b>   |
| Offer status | <b>Leased</b>                     | Floor area                         | <b>114 m<sup>2</sup></b>   |
| Low energy   | <b>No</b>                         | Energy performance of the building | <b>D - Less economical</b> |
| Floor        | <b>1st floor</b>                  | Apartment type                     | <b>Maisonette</b>          |
| Device       | <b>Yes</b>                        | Parking                            | <b>Yes</b>                 |
| Garage       | <b>Yes</b>                        | Terrace                            | <b>8 m<sup>2</sup></b>     |
| Cellar       | <b>Yes</b>                        | Lift                               | <b>No</b>                  |

## About real estate

We offer for rent a beautiful and fully furnished duplex 5+kt with a total usable area of 122 sqm near the sought-after residential area Na Hřebenkách, with a south-facing terrace and beautiful views of the surroundings. The completely renovated apartment is situated on the 2nd floor of an apartment building and is superbly designed.

The first floor comprises a spacious living room with access to the terrace (large French windows), a fully equipped kitchenette with dining table (hob, extractor hood, hot-air oven, fridge with freezer, built-in microwave), three bedrooms, a hall with built-in wardrobes, a storage room, a bathroom with bathtub and a separate toilet. On the second floor there is an entrance to the apartment and another room, which is designed as a study or guest room.

Lots of storage space and built-in customized furniture, soundproof windows, security doors. The house is completely insulated, in 2020 the renovation of the common areas was carried out, including the replacement of tiles, windows and the installation of a new boiler. The apartment also includes a cellar and private garage.

Quiet part of Smíchov full of greenery with full civic amenities and great transport accessibility. Bus and tram stop Klamovka or U Zvonu. Many restaurants, cafes, schools and sports facilities. Nearby garden park Klamovka.

Available from December 2021.