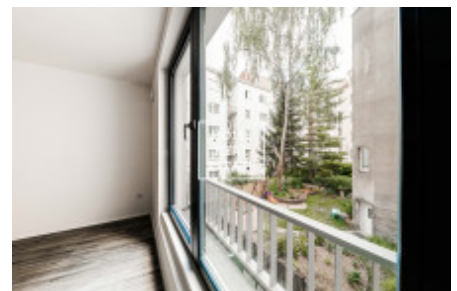
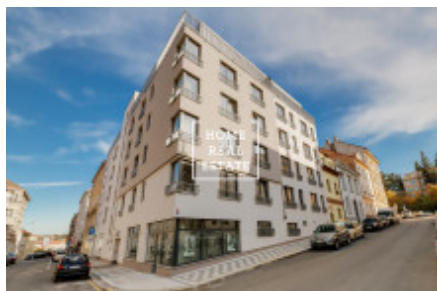


HOME
REAL
ESTATE

Rent flat 1+kk, 46 m² - Pod Barvířkou, Praha 5



«Home Real Estate» offers for rent apartment 1 + kk sized 45.9 m², located in the residence Mélange in the requested district of Prague 5 - Smíchov.

Brand new, partly furnished apartment is oriented to the south to the courtyard, which guarantees absolutely quiet living. The apartment is located on the 4th floor of a new building with an elevator. The apartment consists of a spacious living room with kitchenette (29.6 m²), hall (9.6 m²) with a large built-in wardrobe and bathroom with toilet (4.8 m²).

The flat is made to the highest standards: luxurious wooden floors Vinyl Winflex by Floor Experts, interior doors Vetos, bathroom with stylish ceramic tiles Graniti Fiandre Core Shade, wall-hung toilet and sink from Villeroy & Boch. There are Euro windows with fittings. Entrance doors have III. security class. It is partially furnished (see Photos). The building has an energy label B. Heating is provided by a central boiler room, which is also in the house.

The Mélange Residence is located in the southern part of Smíchov on a hill between Paví vrch and Dívčí Hrady, just 40 meters above the Vltava River. This apartment is ideally located near Anděl, but thanks to the location in the courtyard guarantees complete peace and privacy. The house is situated almost in the city center, offers excellent transport accessibility, very modern design, apartment standards are of a high standard.

There are many cultural opportunities in the surrounding area, such as the Meet Factory Cultural Center in Ke sklárně Street, which is just a 25-minute tram ride away. The Cinema City Cinema in Nový Smíchov Shopping Center is a 7-minute tram ride away. The shopping center makes it possible to purchase all kinds of goods from food to luxury electronics. There is also the opportunity to relax in nature. You can visit Santoška Park, which is a 10-minute walk from the residence, or Girl's Castles, which are a 6-minute bus ride away. For example, you can play sports in the SK Motorlet swimming pool, located on Radlická Street (4 minutes by tram). The nearest kindergarten and elementary school is also located in Radlická Street. The Medfin Health Center is a 14-minute tram ride from Kartouzská Street.

Excellent transport links: Braunova tram stop is near the house. It takes just seven minutes to get to the Anděl metro station. A tram takes you to National Avenue in a quarter of an hour.

Rental price: CZK 17,500 + CZK 2,000 service charges (water, heating, garbage collection, etc.). The tenant will overwrite the electricity on himself.

Security deposit: 19 500 CZK.

Commission for RK 17.500 + VAT

The apartment can be rented in the residence garage for 2 000 CZK. The apartment has a cellar, which is located on the ground floor.

For more information about the property or to arrange a tour please contact our broker or fill out the form below, we will be happy to help you!

ID	31689	Offer	Rental
Group	1+kk	Location	Pod Barvířkou 2259/14, 150 00 Praha 5-Smíchov, Česko
Ownership	Personal	Usable area	46 m ²
City	Prague	District	Praha 5
City district	Smíchov	Status	Realized