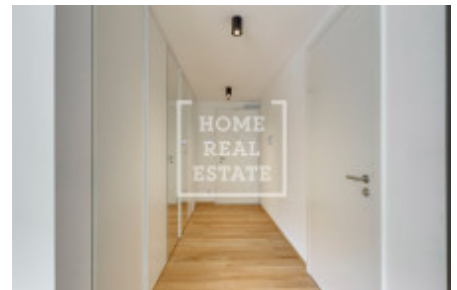


HOME
REAL
ESTATE

Rent flat 2+kk, 81 m2 - Kobrova, Smíchov



Home Real Estate is pleased to offer for rent a superior fully furnished apartment 2 + kk with a total area of 81.4 m² including a balcony of 5.0 m², situated in 3rd floor of the new residential project Vitality Residence, Prague 5 - Smíchov.

The layout of the apartment consists of a 31m² living room with a fully equipped kitchenette and exit to the balcony (5.0 m²), a separate bedroom (21 m²) with en-suite bathroom (5.7 m²), a separate toilet (2.2 m²) and a hallway (3.0 m²).

The apartment's standards include: heated Kährs Spirit wooden floors in Reef Oak (with brushed finish and matt lacquer), high quality roll-less interior doors with a superior height of 2200 mm, Villeroy & Boch sanitary ware, large format Porcelaingers tiles and safety fire and noise protection entrance doors.

Combining the benefits of residential living with all the attributes of a warm home, the new Vitality Residence residential project is located on Holečkova Street, a popular Prague residential area adjacent to the Green Valleys, just minutes from the B - Anděl metro station. Within the project you have the opportunity to enjoy a range of leisure and social activities including exercising in the private fitness centre or sitting quietly in the club lounge by the fireplace. The entire building is designed to enrich and maintain the modern and healthy lifestyle of its residents. The energy performance of the building falls into category B - very energy efficient, which will bring significantly lower costs to the new owners. Available to residents is a 24-hour concierge service, public restaurant, communal party area with kitchen, games area, smoking lounge, surgery and counselling room, social hall, outdoor relaxation area and more. The entire building is secured with security sensors, alarm and CCTV system.

Vitality Residence offers:

- Gymnasium with basic sports equipment,
- a common room that can be used as a coworking space or for celebration purposes,
- 24/7 reception,
- security,
- a small cinema room.

Civic amenities are also at a high level, in the vicinity of the residence there is OC Nový Smíchov with a wide range of services and shops, Lidl and Tesco supermarkets, pediatric neurology, dental center, post office, restaurants, kindergartens and primary schools, Petřínská lookout tower, Sacré Coeur park. Václav Havel Airport is about 20 minutes away by car, bus or tram stop is just a few meters from the building.

Total price: 35.000,- CZK + fees of 13.500,- CZK + electricity

The price includes 1x parking space and a cellar in the basement of the building.

The monthly fees include 5 hours of cleaning fund for the apartment unit.

We speak english - call us for further information.

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|-------------|-------------------------|---------------|-------------------------|
| ID | 36601 | Offer | Rental |
| Group | 2+kk | Furnished | Furnished |
| Location | Kobrova | Ownership | Personal |
| Usable area | 81 m ² | Balcony | Balcony |
| Floor | 3 - Floor | City | Prague |
| District | Smíchov | City district | Smíchov |
| Status | Realized | | |