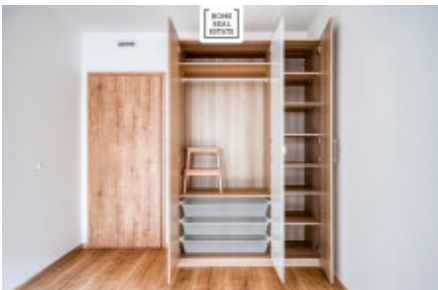


HOME  
REAL  
ESTATE

# Rent flat 2+kk, 55 m2 - Kolbenova, Vysočany



Home Real Estate, acting on behalf of the owner, offers for rent a new residential unit located on the 3rd floor with west-facing orientation, with a 2+kk layout (one bedroom with a living room and kitchenette). The total floor area of the apartment is 72 m<sup>2</sup> + balcony 4 m<sup>2</sup> + cellar 3.3 m<sup>2</sup> + parking space.

Available for immediate move-in.

The apartment is rented fully furnished.

Included in the rent, for usage purposes, are:

- balcony
- cellar
- parking space in a covered garage with an electric vehicle charging station

The apartment furnishings were custom-made throughout. If you are a cooking enthusiast, you will certainly appreciate the large kitchen equipped with everything necessary as well as above-standard features. The future tenant has access to a large amount of built-in wardrobes, a spacious walk-in wardrobe in the bedroom, and a separate utility room, which also includes built-in cabinets with a washing machine and dryer.

The living area and bedroom feature multi-layer wooden flooring. The bathroom and the entrance hallway behind the front door are finished with high-quality ceramic tiles. Sanitary fittings are by Villeroy & Boch. The entrance door is security-rated and fire-resistant. The doors feature high-quality stainless-steel fittings, are smooth and rebated-less. All doors, both interior and entrance, have an increased height of 2100 mm.

Layout and accessories:

- entrance hall with built-in wardrobe
- technical room / utility room
- spacious living room with kitchenette and access to the balcony
- bedroom with access to the balcony
- walk-in wardrobe at the entrance to the bedroom
- cellar
- parking space with electric vehicle charger

The unit is located in a low-energy new building, part of the 3rd phase of the largest development project Smíchov City, designed as a district of short distances with an almost one-kilometre-long pedestrian promenade, a rich range of services, and plenty of greenery. The developer of the project is Sekyra Group, which prepared the Smíchov City project over a period of fifteen years and significantly involved the public in its planning. This unique urban development project, created under the leadership of renowned architects, boasts a prime location near the pedestrian zone at Anděl and the Smíchov riverfront. The building was designed by the prestigious architectural studio Chalupa architekti.

In addition to access control and a camera system, the central reception ensures the safety of residents, as well as handling the increasingly necessary agenda related to parcel deliveries. Each section is passable, similar to traditional residential buildings, allowing you to choose whether to enter directly into your building or pass through the central reception and further through the garden.

The Smíchov City project represents a plan for the complete revitalization of the entire area of the formerly unused Smíchov freight railway station site. On an area of 210,000 m<sup>2</sup>, a new district will be developed with numerous office, commercial, and residential buildings. Its ambition is to become a modern center of Prague and thus create an alternative to the historic city center. Smíchov will thus gain a new modern multifunctional center. The district will include newly established large parks and a pedestrian zone; the ground floors of buildings are gradually being occupied by shops, cafés, restaurants, and other services, and a supermarket Albert is also located here.

Monthly rent: CZK 47,000

Utility service charges: CZK 6,251 + electricity approx. CZK 700 (to be transferred to the tenant)

Security deposit: 1 × monthly rent

Agency commission: 1 × monthly rent

Available for immediate move-in.

For more information regarding this property or to arrange a viewing, please contact us; we will be happy to assist you.

ID	<a href="#">36828</a>	Price per m <sup>2</sup>	437 Kč
Price	24 000 Kč	Offer	Rental
Group	2+kk	Furnished	Partially furnished
Location	Kolbenova	Ownership	Personal
Usable area	55 m <sup>2</sup>	Balcony	Balcony
Floor	2 - Floor	City	<a href="#">Prague</a>
District	<a href="#">Vysočany</a>	City district	<a href="#">Hloubětín</a>
Status	On sale		