

## APARTMENT FOR RENT, street Grafická, Praha 5

Luxury furnished 2 bedroom apartment on an area of 100 m<sup>2</sup>, with a terrace located on the 6th floor of a new residential project, which is connected to the original historical building of the printing house in Grafická Street, Prague 5 - Smíchov. The original industrial-style residential project offers everything under one roof - distinctive living, reception, wellness, secure parking and space for active relaxation, either in the surrounding parks or directly in the residence. The exterior combines industrial-era materials complemented by lightweight steel and glass details. All this complemented by the greenery of the inner garden courtyard. The apartment at a prestigious address offers above-standard quality of materials and equipment and an industrial method of implementation following the example of similar projects in the worlds capitals.

The interior of the apartment consists of a living room with a fully equipped kitchen, a dining area and access to a terrace with wonderful views of the Prague skyline, 2 bedrooms facing the quiet courtyard, a bathroom with a bathtub, a kitchenette, and a bidet shower. Separate toilet. The apartment is also equipped with a dressing room and an entrance hall with built-in wardrobes and storage spaces. Design kitchen including AEG appliances. Chamber for washing machine. The apartment includes one garage space on the 2nd underground floor and a cellar of 3.6 m<sup>2</sup>.

Enclosed courtyard and 24-hour reception with security, sauna, cellar and underground garage. Part of the apartment is a terrace for grilling, a quiet and peaceful courtyard.

Quality materials, oak floors, large-format wooden windows, modern bathroom with large-format tiles, elegant LED lighting elements, use of smart technologies, home control via LCD panel, air conditioning, air recovery, security camera system.

1x 2x

**56 000 CZK**  
+Monthly fees 10 760 CZK

### Specification

Area: 100 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Floor: 6th floor

- Lift
- Storage room
- Private parking
- Air-conditioning
- Terrace (70 m<sup>2</sup>)
- parkovací stání
- Washing machine

Estate id: 6660

Web link:

[www.viphomes.cz/6660](http://www.viphomes.cz/6660)

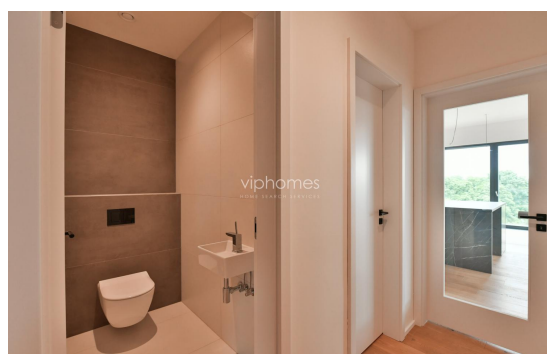
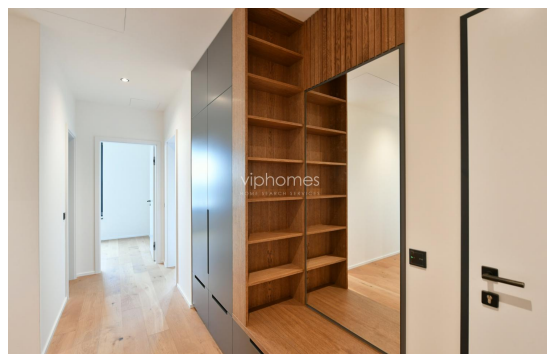
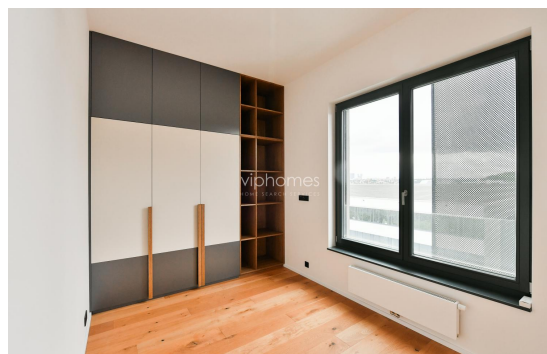
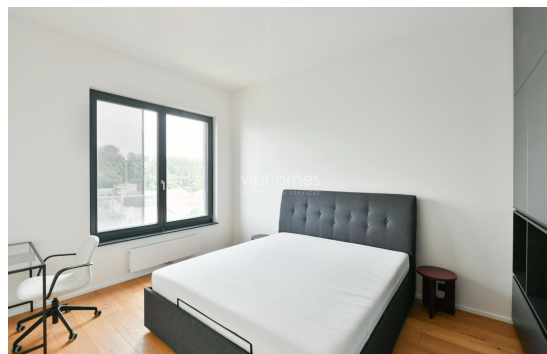
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Monthly fees 10,760 CZK, electricity is transferred to the tenant. Parking for extra fee CZK 3,500 per month, cellar CZK 500 per month.

Available May, 2025



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