



52 m<sup>2</sup> Šmeralova, Praha 7 - Bubeneč Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

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

Order number	<b>N7272</b>	Price	<b>Leased</b>
Address	<b>Šmeralova, Praha 7 - Bubeneč</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>52 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>15. 2. 2025</b>

## About real estate

We offer for rent a furnished apartment 2+kt with a total usable area of 52 sqm on the 3rd floor of a renovated apartment building with elevator in a quiet part of Prague 7 - Bubeneč.

The layout includes a living room with dining area and a kitchenette fully equipped with all appliances, bedroom with its own spacious dressing room and bathroom with a shower, toilet and washbasin and an entrance hall with a separate toilet.

The house has been completely reconstructed, which has just been finished with an emphasis on Art Nouveau historical elements in the common areas. The apartment itself is rented fully furnished with furniture and appliances including a TV in the living room. The bathroom also includes a washer and dryer.

The location of Bubeneč offers full civic amenities and great transport accessibility. The tram stop Letenské náměstí is less than 150 m from the house. In the vicinity there is a shopping centre, shops and a number of quality restaurants and cafes, as well as Stromovka Park and Letenské sady.

Available from 15.2.2025