



60,000 CZK/per month

+ utilities and energies

Apartment with a terrace for rent: Praha 5 - Smíchov, Grafická Grafická, Praha 5

registration number	008640
type of contract	rent
area	111 sqm
terrace	yes
PENB energy label	C

property type	flat
disposition	3+kk
floor	7th floor
parking	garage
available from	01.08.2026

We offer for rent a brand-new, high-end 2- bedroom apartment (111 sqm) with a spacious terrace, situated on the 7th floor of the modern residential complex Neugraf. The 131 sqm terrace provides stunning views of Prague as well as the opposite wooded hill of Bertramka. The apartment layout features an entrance hall, a bright living room with a kitchenette and fireplace, with direct access to the terrace that surrounds the apartment on all sides, two bedrooms (one with its own walk-in closet and en-suite bathroom), a second bathroom, and a separate toilet. One bathroom is equipped with a bathtub, toilet, and bidet, while the other features a modern walk-in shower and toilet. The apartment is southwest-facing and exceptionally bright thanks to large-format windows. High-quality finishes include solid wood flooring, large-format tiles, central heating, underfloor heating in the bathrooms, and air conditioning in both the bedrooms and the living room. Built-in wardrobes provide ample storage space. The kitchen is fully equipped with appliances (dishwasher, fridge with freezer, induction hob, and electric oven). The apartment also features modern technologies, including smart controls via an LCD panel, air recovery ventilation, and a camera security system connected to the building reception. Residents can enjoy a wellness zone and a shared terrace with a barbecue area. The rent includes one garage parking space and a cellar. A second parking space is available for an additional fee. The building is located in a quiet residential area close to the Sacré Coeur park, Nový Smíchov shopping center, and the Anděl metro station. The surrounding area offers full amenities, including tram and bus stops. There is also quick access by car to the Prague Ring Road and the connected highway network. The apartment is available from August 1, 2026. Viewings are possible from July 15, 2026.