



60,000 CZK/per month

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

+ 15,000 CZK (including premises charges, water, 1 parking space and heating). Electricity is transferred to the tenant.

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

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| 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 131sqm 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 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 apartment includes a basement cellar and one garage space, which is charged together with the building fees. Possibility of renting a second parking space for an extra fee of CZK 3,000. 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 June 15, 2026.