



## Apartment Two-bedroom (3+kk)

Sold

90.7 m<sup>2</sup>, Praha 5, Smíchov, Na Čecheličce





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Total area	91 m <sup>2</sup>
Parking	-
Cellar	-
Service price	9 481 CZK monthly
PENB	B
Reference number	100575

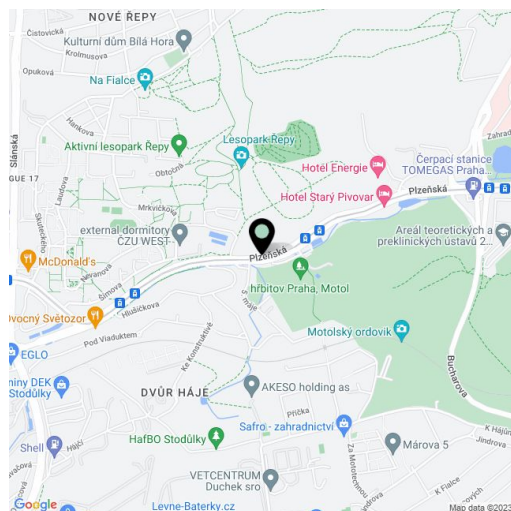
**This stylish duplex apartment, facing south towards the courtyard, is located on the ground and 1st floors of a renovated building near the Anděl pedestrian zone in Smíchov and Sacré Coeur Park.**

The entrance level consists of an entrance hall and a bathroom, a few steps lead up to the living room with a kitchen and dining area, and the lower level of the apartment has a bedroom and a study. There is **storage space** under the stairs.

The apartment was renovated in **2020**. Facilities include **wooden Euro windows** with double glazing, doors are 2.6 m high **Griff werk** with **concealed hinges**, floors are oak. Hot water **underfloor heating** throughout the apartment (the heat source is a domestic gas boiler). The kitchen is equipped with built-in Electrolux and Whirlpool appliances.

The corner, classic apartment building is located about a 10-minute walk or 1 tram stop from the **Anděl** pedestrian zone with a full range of services. A kindergarten and an elementary school are a short distance away, the **French lyceum** is also nearby, and the area is very pleasant thanks to several parks: **Sacré Coeur, Bertramka, or Husovy Sady**.

Floor area 90.7 m<sup>2</sup>.



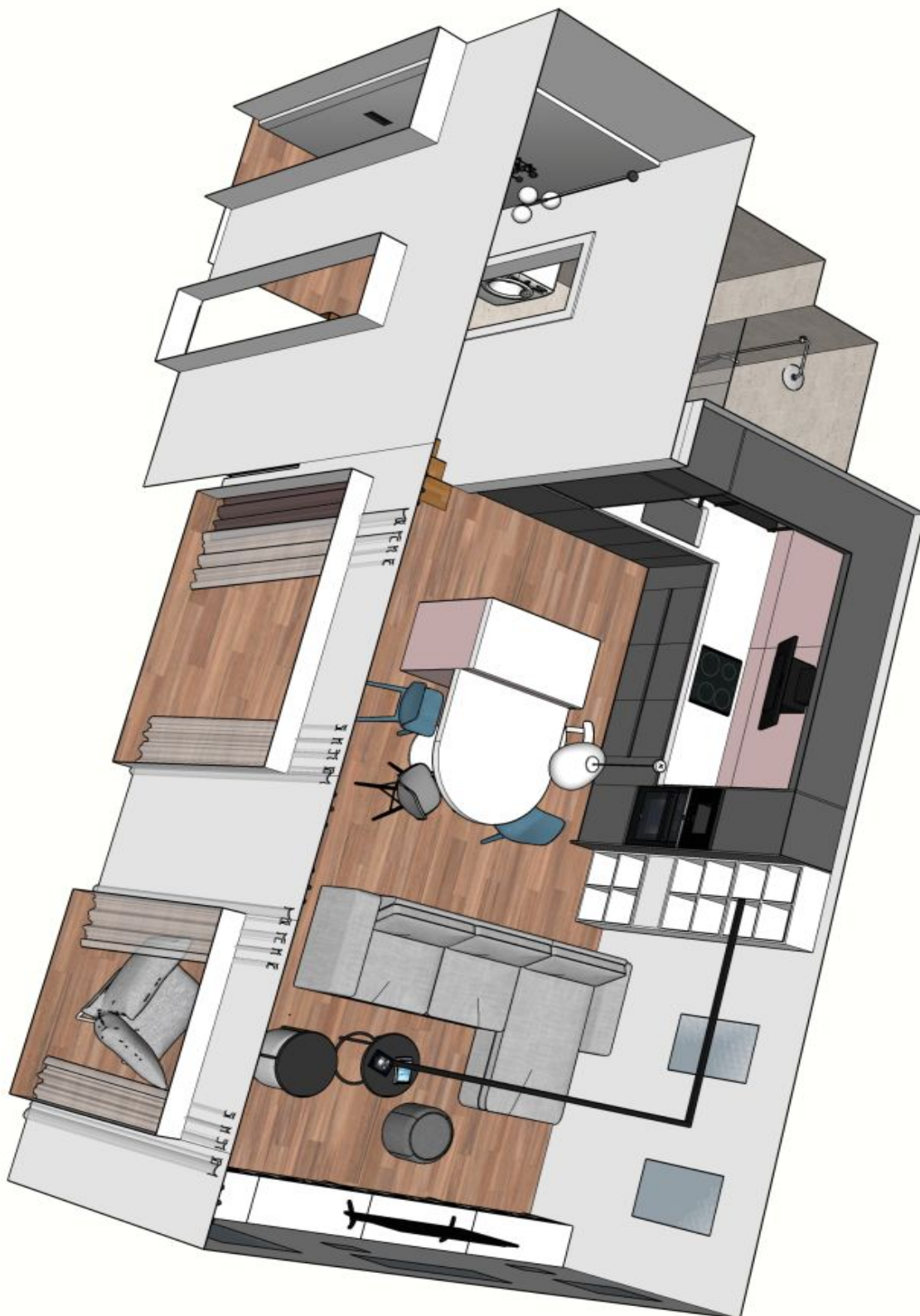
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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