



## Apartment Two-bedroom (3+kk)

**Sold**

79.6 m², Prague 5, Smíchov, Plzeňská





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Total area	80 m²
Parking	-
Cellar	Yes
PENB	B
Reference number	102576

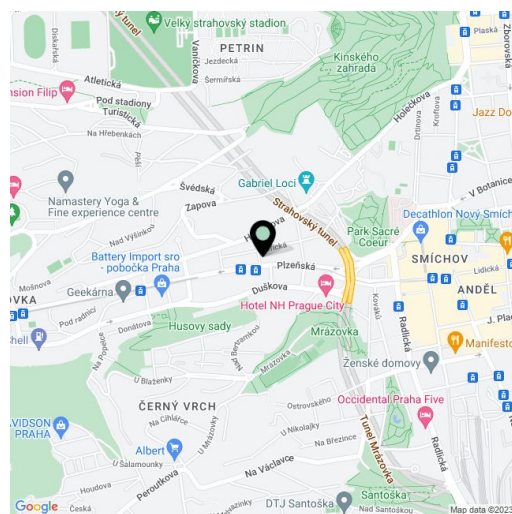
This tastefully renovated, bright apartment with 2 bathrooms and beautiful views of the Church of the Holy Trinity and the rich greenery is located on the 3rd floor of an elegant, nicely renovated apartment building with a modern elevator in Prague 5, Smíchov, near the Anděl pedestrian zone. The unit is leased at market price until March 31st, 2025.

The layout consists of a corner, **southwest-facing** living room connected to the kitchen and dining room, a master bedroom with an en-suite bathroom (shower, bidet, toilet) with windows towards a quiet side street, a second bedroom/study, a bathroom (shower, toilet with bidet shower), and an entrance hall.

The apartment was **completely renovated** in 2019 (as well as the entire building), is **excellent soundproofed** and is offered **fully equipped**. The **wooden floors** and **casement windows** create a cozy atmosphere in the interior. The entrance door is secured by a **videophone**, and the building is also guarded by a camera system. The apartment provides **plenty of storage space**, the kitchen has built-in appliances, including an induction hob or a **wine fridge**. The floors in the bathrooms are heated. The unit comes with a **cellar**, and for a fee it is possible to arrange an **outdoor parking space** in the courtyard of the adjacent house.

Everything you need in the immediate vicinity. There is a tram stop right next to the building, from where you can reach the Anděl metro station in 3 minutes. A few steps away is an elementary school, and the **French Lyceum** is also nearby. The well-maintained parks **Bertramka**, **Sacré Coeur**, or the **Kinský garden** make the location even more pleasant.

Floor area 79.6 m², cellar 2.5 m².



\* 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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- 1 Předsiň
- 2 Koupelna
- 3 Pokoj
- 4 Obývací pokoj + kk
- 5 Pokoj
- 6 Koupelna



Plzeňská

Byt 3+kk

4. NP