



Apartment Two-bedroom (3+kk)

Sold

72 m², Praha 5, Smíchov, Grafická





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Total area	78 m ²
Floor area*	72 m ²
Balcony	7 m ²
Parking	-
Cellar	3 m ²
Service price	3 615 CZK monthly
PENB	G
Reference number	103731

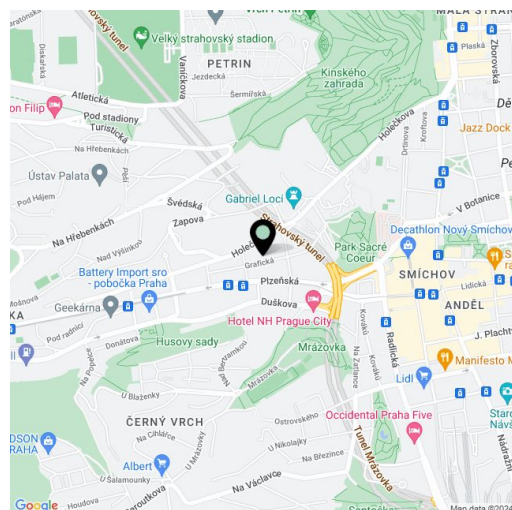
This duplex apartment with a balcony and beautiful views of the Bertramka Garden is situated on the 4th and 5th floors of a well-maintained apartment building with a landscaped green courtyard. A convenient location on a one-way side street near Sacré Coeur Park and the Anděl pedestrian zone with a complete infrastructure.

On the entrance level is a living room with a kitchen, a bathroom (with a bathtub, toilet, and connection for a washing machine), and a foyer. The living room has access to the **southeast-facing balcony** overlooking the **courtyard**. The balcony offer **nice views** of the tower of the **Church of the Holy Trinity** and the **crowns of mature trees**. Two bedrooms with storage space and a separate toilet are on the attic floor.

The apartment with 2.53 m high ceilings is in good condition; windows are **wooden** with double glazing; the living room has a **new air-conditioner**. The kitchen is equipped with an induction hob, a dishwasher, a fridge with a freezer, and an electric and microwave oven. Facilities also include a **videophone** and heating provided by an electric boiler. There is an **elevator** in the building, and residents have a **pram room** and a **green inner block** at their disposal. The apartment comes with a **spacious dry brick cellar**.

There is an elementary school in the immediate vicinity, and the **prestigious Na Zatlance high school** and the **French lyceum** are also within walking distance. A few away is a tram and bus stop, from where you can reach the Nový Smíchov shopping and entertainment center and a pedestrian zone full of cafes, restaurants, and shops in no time. It is also close to **Sacré Coeur Park** and **Kinsky Garden**.

Floor area 71.73 m², balcony 6.51 m², cellar 3.37 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.