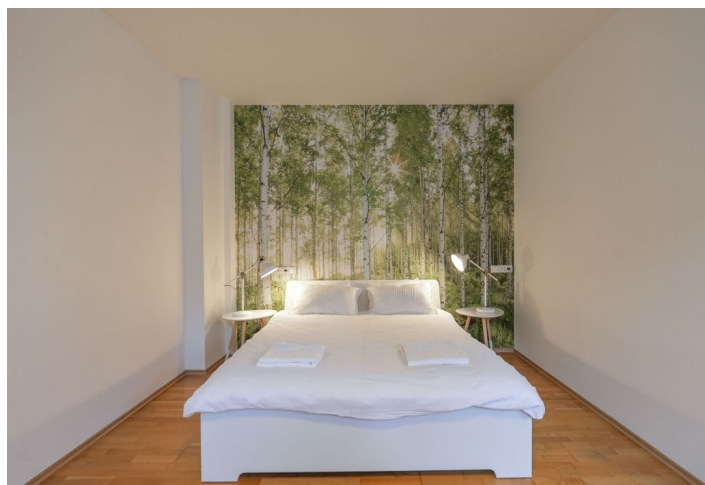




Apartment Studio (1+kk)

€ 324 239 | CZK 8 200 000

44.6 m², Praha 5, Smíchov, Pavla Švandy ze Semčic





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€ 324 239 | CZK 8 200 000

44.6 m², Praha 5, Smíchov, Pavla Švandy ze Semčic

Total area	45 m ²
Parking	-
Cellar	-
PENB	G
Reference number	103963

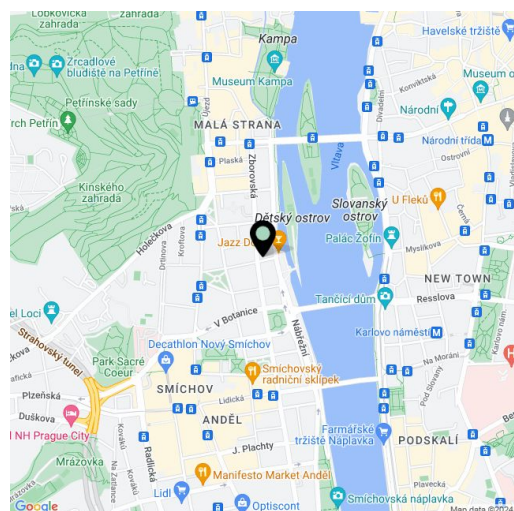
This fully furnished studio apartment, ideal for short-term rentals, is located on the 4th floor of an apartment building with an elevator in a prestigious place in Prague 5, near the picturesque Arbes Square with a park and the Janáček Embankment lined with mature trees, close to the Kinsky Garden, the Smíchov Anděl pedestrian zone, and the city center.

The unit consists of a living room with a fully equipped kitchen with a partially separate sleeping area, a bathroom (with a bathtub, toilet, and bidet), and an entrance hall.

The interior is cozy with **wooden floors**; modern elements include large-format wall and floor tiles. Plenty of daylight is ensured by **Velux skylights**, heating is provided by a gas boiler. The studio is offered with **all the equipment** shown in the photos. The building is well-maintained, and a **modern elevator** stops at each floor.

The sought-after location stands out for its wide range of civic amenities. The Nový Smíchov shopping and entertainment center, a **sports field**, many restaurants, and clubs are located nearby, and popular tourist destinations and sights are within walking distance—the **National Theater, Dancing House, or Žofín Island**. Excellent accessibility is provided by a nearby tram stop and metro station. The landscaped green areas in the **Kinských** and **Petřín gardens** or nearby **islands** make the area even more pleasant.

Floor area 44.6 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.