



Apartment One-bedroom (2+kk)

€ 566 794 | CZK 14 150 000

77 m², Prague 5, Smíchov, V Lesíčku



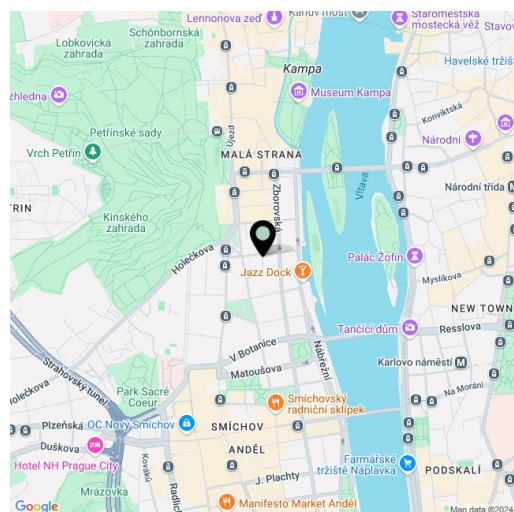


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Total area	77 m ²
Parking	Possibility of parking in the Nový Smíchov garage
Cellar	Yes
PENB	D
Reference number	107117



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

This bright and fully furnished apartment is located on the 3rd floor of a completely renovated Neo-Renaissance building with an elegant classical facade and an elevator. It is set near the historical center of Prague, Lesser Town, Prague Castle, and Charles Bridge, in the immediate vicinity of Kinského Park - one of Prague's green oases.

The layout of the apartment consists of an open plan living room with a work area, a dining room with a fully equipped kitchen, a bedroom with a **walk-in wardrobe**, a bathroom with a bathtub and a toilet, a laundry room, and an entrance hall with **built-in wardrobes**.

The interior is characterized by **oak floors**, custom-made built-in furniture and designer lighting. Large **casement windows** bring in plenty of daylight. The kitchen is equipped with built-in appliances, and the rooms have a large amount of storage space. The apartment has a security entrance door and a **cellar**. The house has a new central boiler room, which provides heat distribution to the apartments.

The quiet side street in the center of **Smíchov** stands out for its perfect transport accessibility and civic amenities. Everything you need can be found within walking distance - restaurants, cafes, smaller specialized shops and a large shopping center, a kindergarten and an elementary school, the **French lyceum**, and medical facilities. The beautiful **Kinského Garden**, which flows freely into the **Petrín Garden**, or the Smíchov part of the Vltava embankment, which passes around Dětský Island, through Kampa Island and to Charles Bridge, is a perfect place to take a walk. Tram and bus stops are a 2-minute walk away, and you can also walk to the **Anděl metro station**.

Floor area 77.2 m².



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