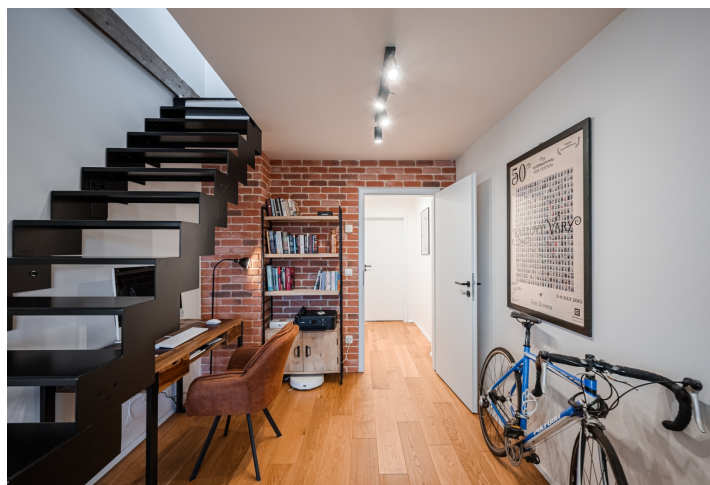




Apartment Two-bedroom (3+kk)

57 m², Prague 5, Smíchov, Preslova

€ 399 278 | CZK 9 950 000





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€ 399 278 | CZK 9 950 000

57 m², Prague 5, Smíchov, Preslova

Total area	57 m²
Parking	-
Cellar	-
PENB	G
Reference number	107876

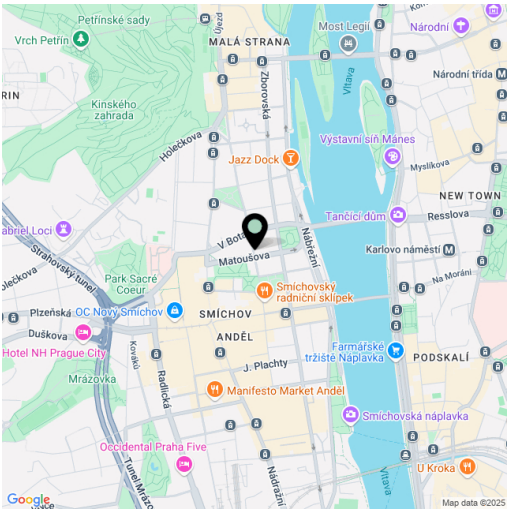
This renovated duplex apartment is part of a historic residential building with an elevator in Prague 5 – Smíchov, near the pedestrian zone of Anděl, Portheimka Garden, and the Janáček Embankment.

The atypical layout consists of a living room with a kitchen and a **work nook**, one bedroom, a bathroom (with a walk-in shower and toilet), and an entry hall. The staircase above the work nook leads to the **attic space**.

The floors are **wooden** or with **designer tiles**; the entrance door is security-rated; and both classic windows and skylights are **wooden** with interior blinds. The kitchen is fully equipped, including a **dishwasher**, and in the bedroom, which features **exposed original beams**, there is a small built-in wardrobe. Heating is provided by a gas boiler.

The many advantages of the location include easy reach of all necessary amenities and proximity to the **Nový Smíchov** shopping and entertainment center and the **Švandovo Theater**. The city center is accessible by metro, tram, or on foot, and the area is enhanced by well-maintained green spaces: **the Portheimka Garden** is nearby, as are **Sacré Coeur Park** and the **Petřín Gardens**.

The floor area is 56.8 m².



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

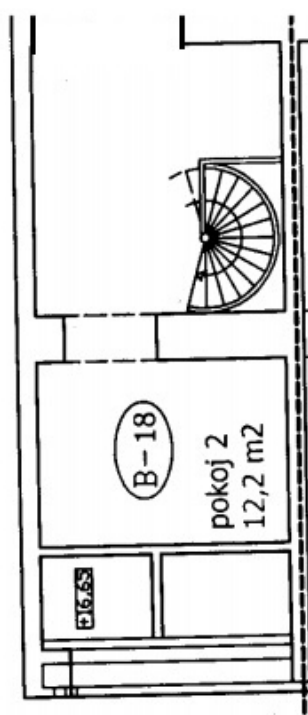


Apartment Two-bedroom (3+kk)

€ 399 278 | CZK 9 950 000

57 m², Prague 5, Smíchov, Preslova

2nd floor



1st floor

