



## Apartment Two-bedroom (3+kk)

Sold

78 m<sup>2</sup>, Prague 5, Smíchov





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Total area	106 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24342

\* 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.

This modern apartment with a terrace and a balcony is located on the topmost 5th floor of a newly built residential project inspired by German Functionalism. The new building is situated in an absolutely quiet street on the border of Smíchov and Radlice, close to peaceful parks, the large Divčí hrady Park and the exciting urban Anděl district.

The layout consists of a living room with a preparation for a kitchen and access to a **south-facing balcony**, two bedrooms with access to a large shaded **terrace oriented towards the courtyard**, a bathroom with a bathtub and toilet, a separate toilet, and an entrance hall with space for built-in wardrobes.

Facilities include **EKO FLOOR EXPERT vinyl flooring**, ceramic tiles, anthracite **wooden Euro windows**, veneered interior doors and a fire safety entrance door (class III), **underfloor heating** (central boiler room in the house), **Villeroy & Boch and Grohe sanitary ware**, a videophone, outdoor sockets on the terraces and balconies or a preparation for an alarm system, and brick partitions. The purchase price includes a **cellar unit**, there is also an **option to purchase up to two garage parking spaces** (possibility to charge electric cars).

The residence is conveniently situated in a location with great amenities and very good transport connections, including quick access to the center and links to the South Connecting Road (Jižní spojka) and the Prague Ring Road (Pražský okruh). The Smíchovské nádraží train station with a line B metro station is within a few minutes' walk from the apartment and almost around the corner you can find tram and bus stops. The entertainment, commercial, and business center in **Anděl** is within a 5-minute ride by tram. Across the railway bridge you can reach the **Náplavka embankment** and Vyšehrad on foot. Smíchov offers a wide range of restaurants, cafes, galleries, and other cultural and social points of interest.

Floor area 78.7 m<sup>2</sup>, terrace 21.6 m<sup>2</sup>, balcony 6.1 m<sup>2</sup>, cellar 1.6 m<sup>2</sup>.



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