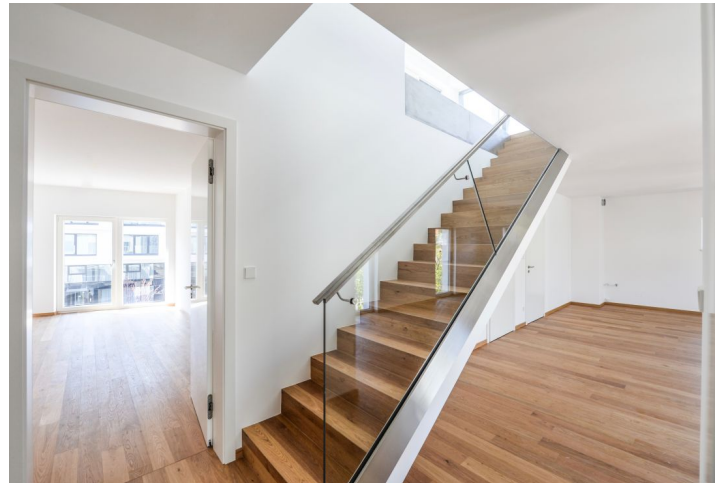




Apartment Three-bedroom (4+kk)

Sold

133 m², Prague 5, Smichov





Apartment Three-bedroom (4+kk)

Sold133 m², Prague 5, Smichov

| | |
|------------------|--------------------|
| Total area | 175 m ² |
| Floor area* | 133 m ² |
| Terrace | 42 m ² |
| Garden | 56 m ² |
| Parking | 400 000 |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 24483 |

* 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 new duplex apartment with a 360 ° terrace and a balcony is located on the 3rd and 4th floor of a new building in close proximity to Kinský Garden and the Smichov center of Andel. There will be a 24-hour reception, security, a restaurant, a clubhouse, or a medical clinic with health counselling in the building.

The entrance level consists of a living room with a preparation for the kitchen, 2 bedrooms with en-suite bathrooms (walk-in shower, toilet, sink, hidden space for a washing machine and dryer or a massage bath, a bidet, a toilet, and a sink), a guest toilet, a cloakroom, a foyer, and a **balcony accessible from 1 bedroom and 1 bathroom**. On the top floor, there is a study and a large, partially grassed and partially covered **terrace with views of the Church of St. Gabriel**, the surrounding parks, and more distant landmarks of Prague. Since there are only 2 units per floor in each section, only one wall is adjacent to the nextdoor unit.

Features includes **oak parquet floors**, Porcelangreis ceramic tiles, wooden **soundproof windows**, wooden doors with concealed hinges, security entrance doors, **Villeroy & Boch, Hüppe, and Isan Swing** bathroom fixtures and sanitary ware, **underfloor heating** by a central boiler room in the house, and an **assistance button**. Wood-plastic surface and glass railings on the balcony/terrace. The purchase price include **1 garage parking space** and a **cellar**.

A sought-after location next to a **park**, yet within walking distance of the city center, with complete civic amenities at your fingertips. A metro station and the entertainment, shopping, and business area in **Anděl** are only a few minutes away, as well as a health center or the French Lyceum. Traveling by car is more comfortable thanks to the proximity of the highway.

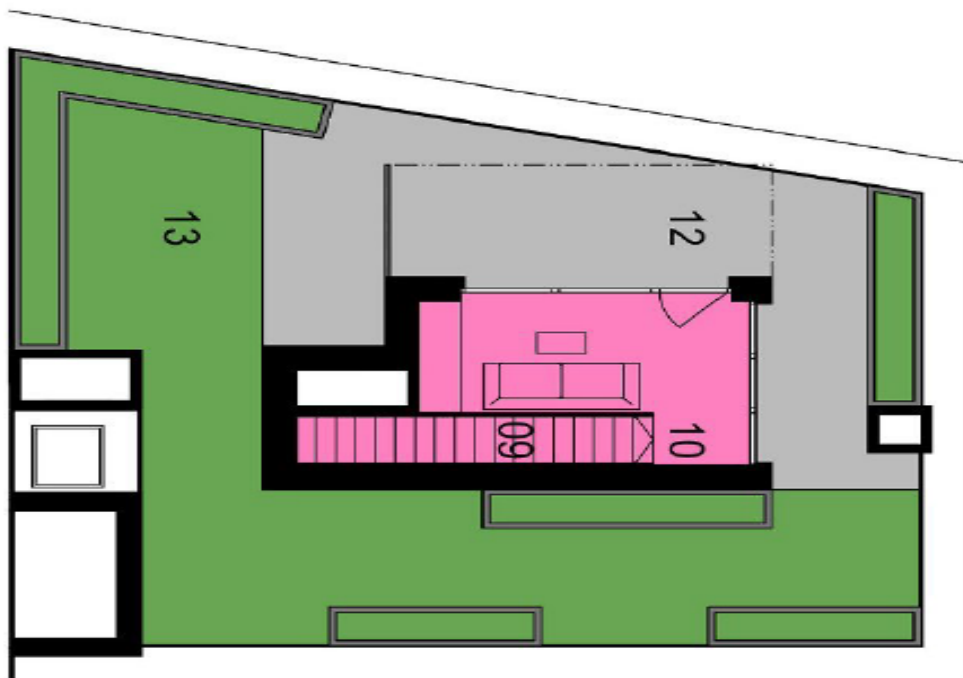
Total area 132.7 m², balcony 7.9 m², terrace 34,3 m², terrace with garden 55.9 m².



Apartment Three-bedroom (4+kk)

Sold

133 m², Prague 5, Smichov



**Apartment Three-bedroom (4+kk)****Sold**133 m², Prague 5, Smíchov

| místnost | m² |
|-------------------------------|----------------------------|
| 01 vstupní hala | 7.1 m ² |
| 02 obývací pokoj + KK | 36.7 m ² |
| 03 ložnice | 19.6 m ² |
| 04 koupelna | 7.0 m ² |
| 05 ložnice | 19.8 m ² |
| 06 koupelna | 7.0 m ² |
| 07 wc / předsíň | 2.1 m ² |
| 08 WC | 2.1 m ² |
| 09 šatna | 7.6 m ² |
| 10 schodiště | 4.4 m ² |
| 12 pracovna | 11.3 m ² |
| příčky, sloupy a šachty | 8.0 m ² |
| obytná plocha | 132.7 m² |
| 00 sklad | 3.0 m ² |
| užitná plocha | 135.7 m² |
| 11 balkón | 7.9 m ² |
| 13 terasa | 34.3 m ² |
| 14 terasa se zelení | 55.9 m ² |
| celková plocha | 233.8 m² |
| garáže, sklepy, sklady | |
| garážové stání | G01.35 |
| sklad | SK01.21 |

