

## Apartment Two-bedroom (3+kk)

172 m², Prague 5, Smíchov, Křížová













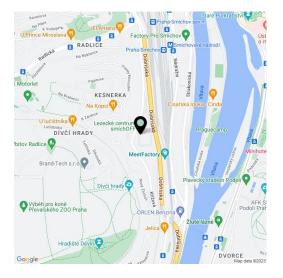


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Sold

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Total area	172 m²
Parking	800 000 CZK
Garage	Yes
Cellar	-
Service price	12 500 CZK monthly
PENB	В
Reference number	26192



\* 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 incredibly spacious air-conditioned semi-residential unit with designer equipment, an industrial style, and panoramic views of Prague is situated on the 4th floor of a residential complex created out of a former factory hall. The building is located near the Anděl Smíchov center and a few steps from the peaceful surroundings of the Prokop Valley.

The interior offers an open concept entry hall, a living room, and a fully equipped kitchen by the Italian brand CESAR, a master bedroom with a dressing room and a private bathroom (bathtub and shower), a second bedroom, a bathroom with a shower, and a separate toilet.

Facilities include large-format windows with anti-noise interestingly segmented glass and blinds, hardwood floors, poured concrete treated with Selemix coating in the bathrooms, large-format tiles, designer sanitary ware, central heating with its own backup system, air-conditioning, a heat pump, and a BEDEX security entrance door. The unit comes with a garage parking space. There is an elevator in the building.

Located close to greenery and with quick access to the city center, in a neighborhood with a full range of services. The **popular Na kopci restaurant** is nearby, and the **Ctirad natural monument** and the adjoining **Prokop Valley** offer many opportunities for nice walks. A short distance from the building is a bus stop with connections to a metro station, and the Lihovar tram stop is also within walking distance.

Floor area 172 m².

The apartment is approved as a unit with special legal conditions.