



## Apartment Four-bedroom (5+1)

Sold

165 m<sup>2</sup>, Prague 5, Košíře, Slávy Horníka





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|                  |                    |
|------------------|--------------------|
| Total area       | 171 m <sup>2</sup> |
| Floor area*      | 165 m <sup>2</sup> |
| Balcony          | 6 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | Yes                |
| PENB             | E                  |
| Reference number | 32245              |

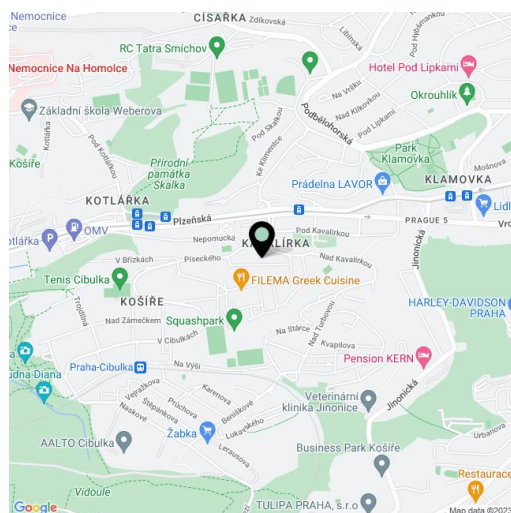
This maisonette apartment with a garden combines the advantages of living in an apartment with those of living a family house. The three-story building with 4 apartments stands on a quiet side street close to the popular Na Cibulkách residential area.

The entrance level on the 2nd floor consists of a living room with a staircase that leads to the upper floor, a kitchen with a dining room and a balcony, 2 bedrooms, a bathroom, a guest toilet, a foyer, and a pantry. Upstairs, there are 2 bedrooms, a study, and a corridor.

Facilities include a **wood-burning fireplace**, custom-made furniture and a **solid wood staircase**, wooden floors and tiles, exposed beams, and a complete kitchen. There are a lot of storage spaces in the **cellar** and in the **attic**. The apartment comes with a shared **south-facing garden**, which is divided into separate parts by an unwritten agreement of the co-owners. There is no elevator in the house.

The location is tucked away from the main streets, yet has excellent transport links. The ride to the center of Smíchov and the **Anděl** metro station takes **7 minutes**, while the National Theater is 12 minutes away. Within walking distance, there is a kindergarten, an elementary school, a high school, a grocery store and other shops, a pharmacy, a sports hall, tennis courts, and several restaurants. The nearby **Cibulka Park** provides leisure activities in the countryside.

Interior 165.14 m<sup>2</sup>, balcony 5.88 m<sup>2</sup>.



\* 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.



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