



## Apartment Two-bedroom (3+kk)

Sold

71 m<sup>2</sup>, Praha 5, Smíchov, Kroftova





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|                  |                   |
|------------------|-------------------|
| Total area       | 77 m <sup>2</sup> |
| Floor area*      | 71 m <sup>2</sup> |
| Balcony          | 6 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | D                 |
| Reference number | 32514             |

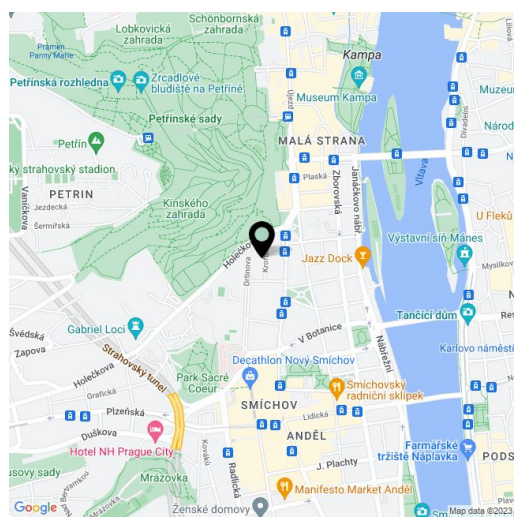
This completely renovated apartment with a balcony oriented to the east towards the courtyard is located on the 3rd floor of a reconstructed apartment building with an elevator, set on a side street just a few steps from the Kinský Garden. A good location with perfect connections to the city center and a wide range of services.

The layout consists of a living room with an open plan kitchen, a bedroom with a balcony, a 2nd bedroom, a bathroom with a window (freestanding bath, shower, toilet, sink, heating ladder), a guest toilet with a sink, an entrance hall, a **dressing room**, and a storeroom with a connection for a washing machine and a dryer.

The apartment was completely renovated in 2015-2016. There are new **parquet floors** in the rooms, refurbished **casement windows** with insulated double-glazed panes, remanufactured preserved interior doors or their replicas from solid wood. The facilities include high built-in wardrobes, a spacious kitchen with a **stone worktop**, built-in appliances, and an above-standard, free-standing gas stove with 2 ovens. The apartment has a security system; heating is by a new gas boiler. The apartment comes with a **cellar**. The building is completely renovated and has well maintained common areas.

The house is located on a one-way street near Arbesovo Square and near the Nový Smíchov shopping center. Within walking distance, there is a supermarket and other shops, schools including the **French Lyceum**, a health center with a pharmacy, a post office, Švandovo theater, and a wide selection of restaurants and cafés. Another advantage of the location is the proximity to several parks, such as the Sacré Coeur, the **Kinský Garden**, and the adjacent **Petřín Park**. The connection with the city center is very fast thanks to the nearby tram stop. The Anděl metro station is a 3-minute ride away.

Interior 70.4 m<sup>2</sup>, balcony 6.5 m<sup>2</sup>, cellar about 9 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.