



## Apartment One-bedroom (2+kk)

Sold

63 m<sup>2</sup>, Prague 5, Smíchov, U Nikolajky





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Total area	74 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Loggia	11 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
Service price	2 490 CZK monthly
PENB	B
Reference number	33440

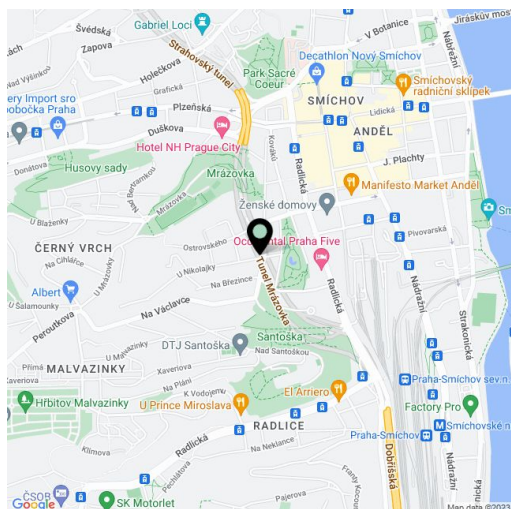
This airy apartment with a balcony and garage parking space is located on the 2nd floor of a building from 2014, situated in a quiet and beautiful green location just a short walk from Anděl.

The layout consists of an entrance hall with built-in wardrobes, a bathroom with a tub, toilet, sink, and space for a washing machine and dryer, a walk-in closet, and a bedroom with space for built-in wardrobes. There is also a living room with a fully equipped kitchen. Both rooms have access to the **southeast-facing** loggia, which offers beautiful open views of the greenery and the city.

Facilities include wooden floors and heated bathroom tiles, **wooden Euro windows**, a fully equipped custom-made Hanak kitchen with a Technistone worktop, **Hanak** interior doors, a video entry phone, a NEXT security door (armored), and an alarm. Heating is from the central boiler room in the house. The purchase price includes a **cellar** and **one garage parking space** guarded by a security system; the house has a direct connection to a fire station.

This **tranquil location** with plenty of greenery in the neighbouring residential area and landscaped parks is just a few steps from **the Anděl shopping zone** with all services and **fast connections to the center and all parts of Prague** by metro, trams, or buses. Traveling by car is easy thanks to a nearby tunnel complex.

Interior 62.2 m<sup>2</sup>, loggia 11.9 m<sup>2</sup>, cellar 6.1 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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