



## Apartment One-bedroom (2+1)

Sold

70 m<sup>2</sup>, Praha 5, Smíchov, Náměstí 14. října





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Total area	72 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	39248

This bright apartment with large rooms and a balcony overlooking a landscaped square is located on the 1st floor of an apartment building in an attractive location of Smíchov near the pedestrian zone of Anděl.

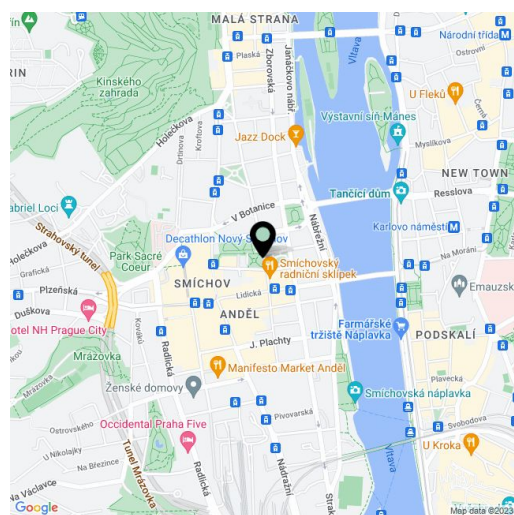
The apartment area is divided into a living room, a bright kitchen with access to a **balcony** with nice views, a bedroom facing a **quiet courtyard**, a bathroom, a separate toilet, a hall, and a foyer. The living room, like the balcony, overlooks the greenery of a **nicely landscaped park** on October 14th Square.

The interior needs to be renovated, and so it is possible to modify the layout according to your own ideas. Heating is central. The building is well maintained; common have been refurbished. The unit comes with a **large cellar**.

The building is located on a quiet one-way street **in the center of the popular district of Smíchov**, where everything you need is at your fingertips. At the same time, the place is perfect accessible by metro, tram, and bus. In the immediate vicinity, there are restaurants, cafes, clubs, shops, a **library**, banks, or a post office; a shopping and entertainment **center** are just a few steps away. **Plenty of greenery** contributes to pleasant living, whether on carefully maintained squares or in nearby parks: the **Portheimka Garden**, **Sacré Coeur Park**, or **Kinský Garden**. It is not far to **Petřínské Sady Park** or the **Smíchov Embankment**.

Floor area 69.4 m<sup>2</sup>, balcony 2.2 m<sup>2</sup>, cellar 6 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.