



## Apartment One-bedroom (2+kk)

Sold

68 m<sup>2</sup>, Prague 5, Smíchov, Náměstí 14. října





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Total area	70 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	41267

This bright apartment with large rooms and a balcony overlooking a landscaped park on a square is situated on the 4th floor of an apartment building in an attractive part of Smíchov near the Anděl pedestrian zone.

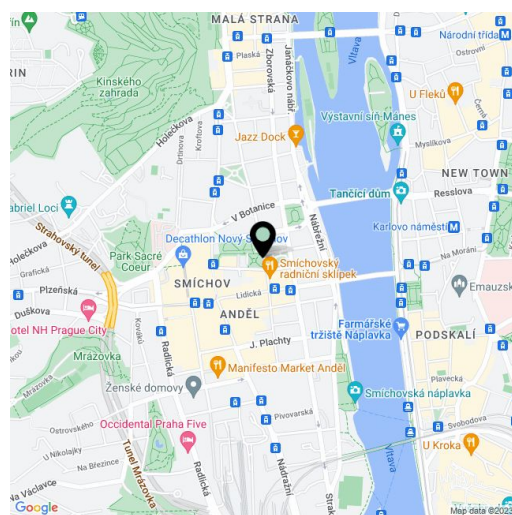
The apartment area is divided into a living room with a kitchen and access to a **balcony** with nice views, a bedroom facing a **quiet courtyard**, a bathroom, a separate toilet, a hall, and a foyer. The living room, like the balcony, overlooks the greenery of the **nicely landscaped park** on October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

Central heating. The building is well maintained; common areas have been refurbished. The unit comes with a **large cellar storage unit**. Residents can **comfortably park** in front of the building.

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 perfectly 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** is just a few steps away. **Plenty of greenery** contributes to pleasant living, whether on carefully maintained squares or in nearby parks—**Portheimka Garden, Sacré Coeur Park, or Kinský Garden**. It is also not far to **Petřínské Sady Park** or the **Smíchov Embankment**.

Floor area 68.3 m<sup>2</sup>, balcony 1.8 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.





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