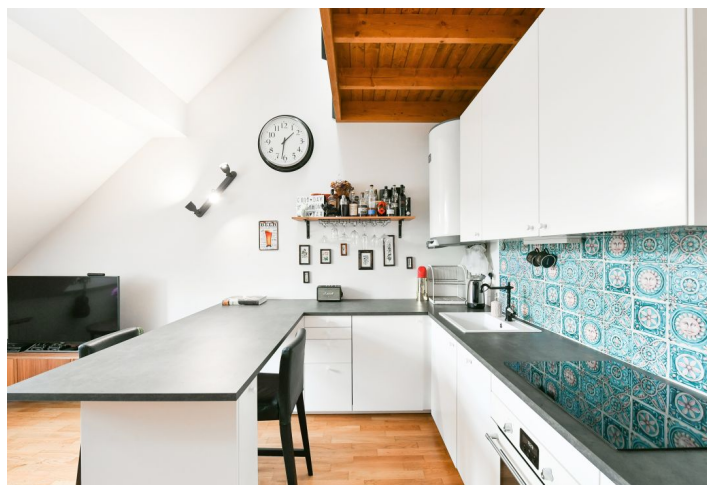




Apartment One-bedroom (2+kk)

Sold

72 m², Prague 5, Smíchov, Zborovská





Apartment One-bedroom (2+kk)

Sold72 m², Prague 5, Smíchov, Zborovská

Total area	79 m ²
Floor area*	72 m ²
Terrace	7 m ²
Parking	-
Cellar	Yes
PENB	E
Reference number	42663

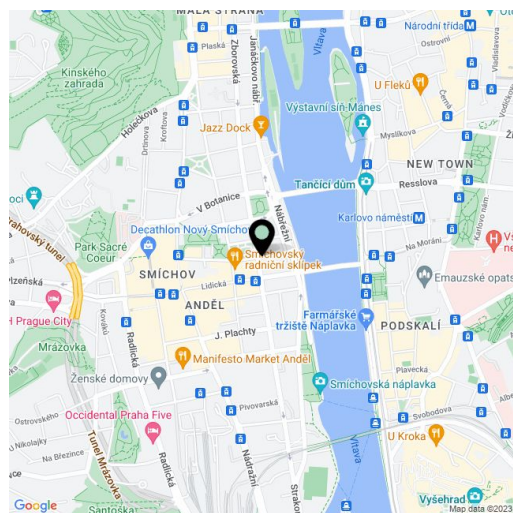
This quiet, split-level attic apartment located on the 6th and 7th floors of a lovely, completely reconstructed apartment building on the corner of Zborovská and Pecháčkova streets, in an attractive residential part of Smíchov just a few minutes' walk from Anděl and the Vltava riverbank.

The layout of the lower (entrance) level consists of a living room with a kitchen, a bathroom with a shower, sink, and toilet, and an entry hall. On the upper level, you will find a bedroom with access to the walking part of the roof (used as a **terrace**) and a **gallery** with space for a work desk or a reading corner. The living room faces the side one-way street and the bedroom a **quiet courtyard**.

The building has been completely reconstructed. Quality facilities include **oak parquet floors**, **Ermes Aurelia** and **Pamesa Ceramica** tiles, new **casement windows** with double insulated glass, Riho, Laufen, or Hansgrohe bathroom fittings, wooden interior doors, and a security entry door. Electric heating and hot water. The purchase price includes **furniture and a cellar storage unit**.

The building is located close to the **Janáčkovo Embankment**, the **Smíchov Embankment**, and **Náměstí 14. října Square** with a **nice park**. The location offers a full spectrum of amenities, a tram stop, and a metro B station within walking distance. Nearby, you will find a number of cafes and restaurants, a gym, and the **Nový Smíchov shopping center** with a cinema.

Usable area 71.9 m², walking part of the roof (used as a terrace) 7 m², cellar 3 m².



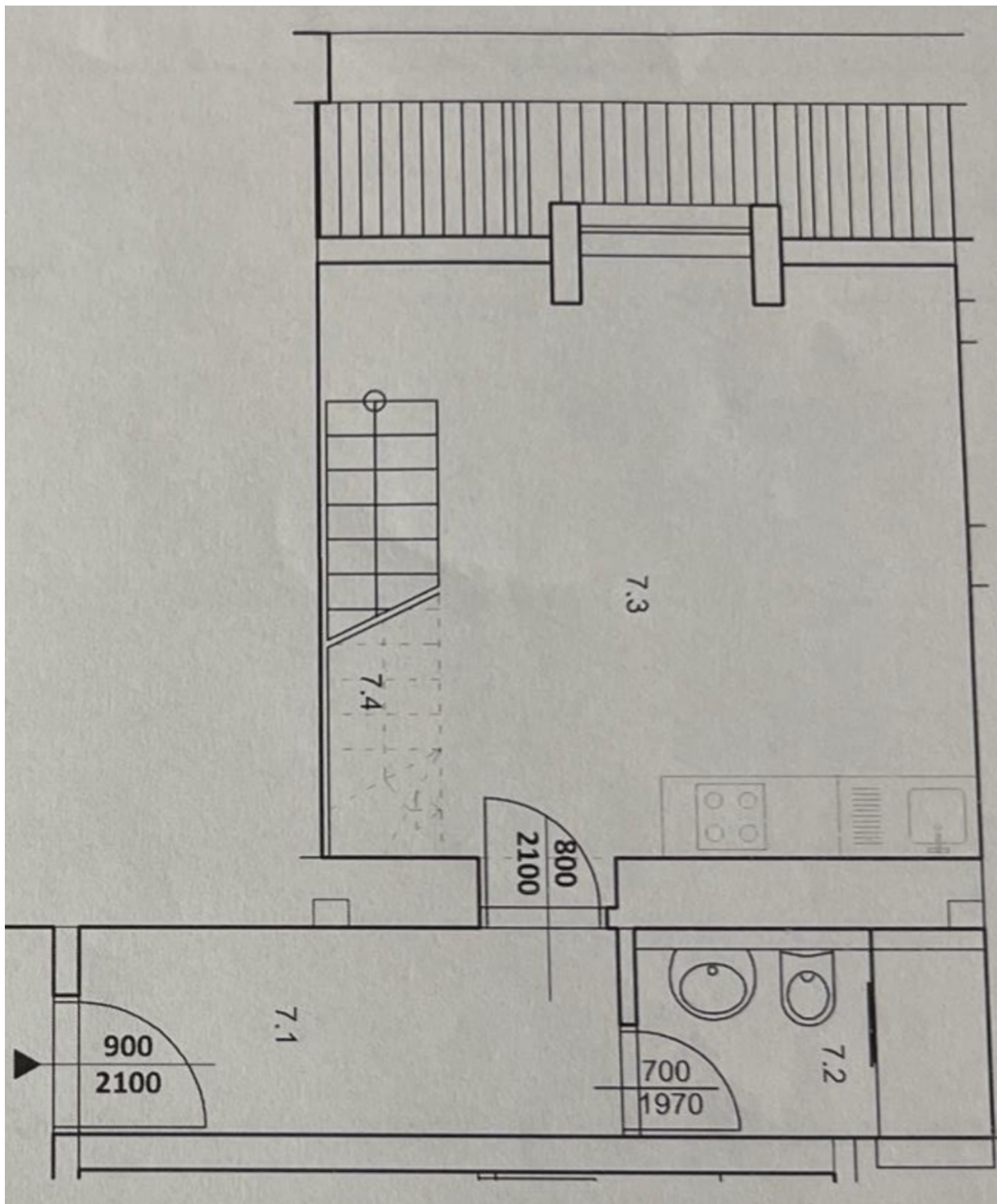
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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