



## Apartment One-bedroom (2+kk)

Sold

45 m<sup>2</sup>, Prague 5, Smíchov, Ostrovského





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|                  |                   |
|------------------|-------------------|
| Total area       | 45 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| Service price    | 1520 CZK monthly  |
| PENB             | G                 |
| Reference number | 43540             |

This apartment with high ceilings and views of a green courtyard is located on the upper ground floor of a modified brick apartment building situated on a cul-de-sac in Prague 5, a few minutes' walk from Smíchov's Anděl center and close to several parks.

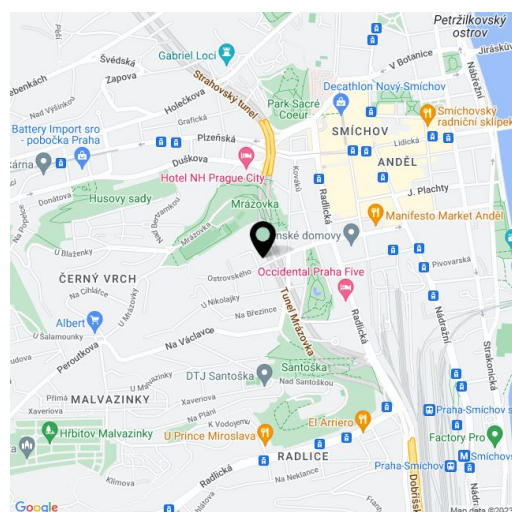
The area of the apartment is divided into a living room with a kitchen and dining area, a bedroom, a bathroom (with a shower and a sink), a separate toilet, and a foyer. The entire apartment faces a **courtyard with fully grown trees**.

Facilities include new laminate floors and plastic windows. Heating is electric; the **cellar** is used as storage. The facade of the building has been repaired.

A convenient location within walking distance of the **Anděl pedestrian zone** with a metro station, tram stops serving many lines, restaurants, cafes, shops, and shopping and entertainment centers, while at the same time away from the bustling city streets. The Na Knížecí bus terminal is also within easy reach, and the wide range of civic amenities will increase even more after the completion of the new Smíchov City district. **Nearby parks** offer nice places for walks: Mrázovka, Na Skalce, Santoška Gardens, and Sacré Coeur.

Interior 45 m<sup>2</sup>, cellar 4 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.