

## Apartment One-bedroom (2+kk)

Sold

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



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|                  |                   |
|------------------|-------------------|
| Total area       | 45 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| Service price    | 2 437 CZK monthly |
| PENB             | G                 |
| Reference number | 103823            |

This south-facing renovated apartment with 3.1m high ceilings is situated on the 3rd floor of a cozy apartment building located close to a revitalized area and where the modern Smíchov City district is being built, just a few steps from a park and a metro station.

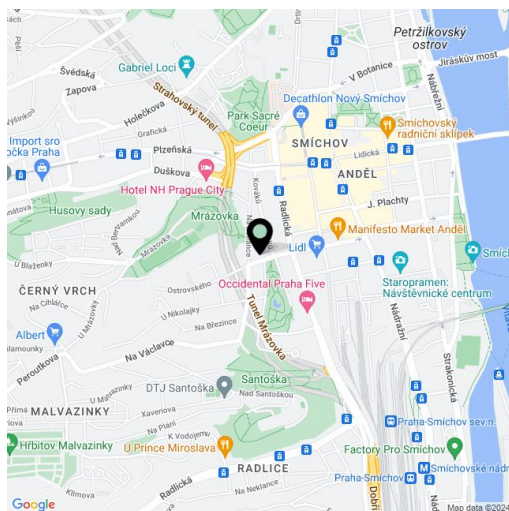
The apartment consists of a living room with a kitchen, a bedroom, a bathroom (with a shower, toilet, and connection for a washing machine), and a foyer.

The apartment was **completely renovated** in 2020. Floors are **parquet** in a **tree pattern**, and in the bathroom and hallway tiled in a **marble design**. The nicely shaped **casement windows** are new and can be shaded by **fabric blinds**. The kitchen has a **wooden worktop** and built-in appliances (induction hob, dishwasher, refrigerator), and the bedroom has a built-in wardrobe. Heating is provided by Bosch electric boiler, water heating by a boiler and underfloor heating in the bathroom. The historic building with a **richly decorated facade** and 11 residential units is currently **without an elevator**, but a study for its **installation** has been prepared.

The building is located in the wider city center near the **Anděl metro station** (Na Knížecí), and tram stops and a bus terminal are also nearby. There are many cafes, restaurants, the stylish **Manifesto street food market**, but also shops and medical services in the vicinity. It is a short distance to **well-maintained parks**, and the **Na Skalce Garden** and **Mrázovka Park** are right next door.

Floor area 44.6 m<sup>2</sup>, cellar 6 m<sup>2</sup>.

Possibility of taking over a mortgage loan with an interest rate of 1.99%, fixation until August 2025 and current balance amount of approx. 3,800,000 CZK.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

