



## Apartment Two-bedroom (3+kk)

Sold

85 m<sup>2</sup>, Prague 5, Smíchov, Jeřabinová





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Total area	103 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	1 000 000
Garage	Yes
Cellar	-
Service price	6 500 CZK monthly
PENB	G
Reference number	30174

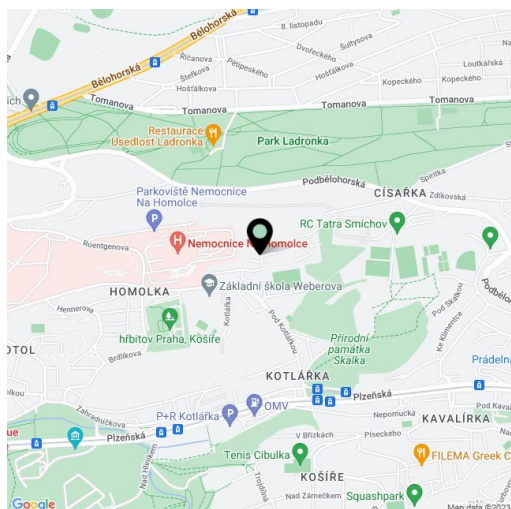
This southwest-facing bright and airy apartment with 2 balconies and 2 parking spaces is located on the penultimate floor of the Souhvězdí Homolka modern residential project, set in a quiet place with minimal traffic near Ladronka.

The layout of the apartment on the 3d floor consists of a living room with a kitchen, a dining area and adjoining **large balcony**, 2 bedrooms (1 with access to a smaller balcony), a bathroom (shower, bathtub with washbasin, sink, toilet, heating ladder), and an entrance hall.

Features include laminate flooring, **wooden euro windows** with double glazing and **external blinds**, a fully equipped kitchen with a cooking island, and security equipment. There is central heating, **a lift**, and a common TV satellite. The price includes **2 garage spaces** and a cellar.

**The quiet location** is surrounded by **greenery**, the street near the house is only for residents. There is a **large number of sports activities** nearby (a football and rugby club, tennis courts, indoor swimming pool, playground, bike path, and inline track). An elementary school is just a few meters from the house. Transport connection is provided by buses that go to the **Anděl** metro station (8 minutes). A tram stop is located within walking distance or a minute's ride by bus.

Interior 84.66 m<sup>2</sup>, balconies 18.28 m<sup>2</sup> (4.77 and 13.51 m<sup>2</sup>), cellar 2.9 m<sup>2</sup>.



\* 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.