



## Apartment Four-bedroom (5+kk)

Sold

117.8 m<sup>2</sup>, Prague 5, Smíchov, Kováků

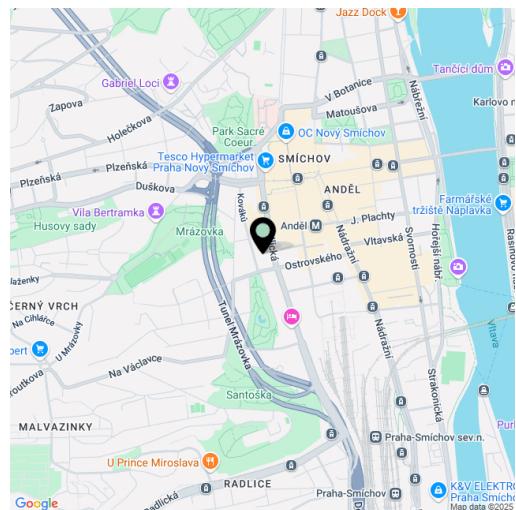




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Total area	127 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
Service price	6 000 CZK monthly
PENB	G
Reference number	103303



\* 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.

**This very spacious duplex apartment with a terrace, completely west-facing towards a quiet courtyard, is located on the top floors of a classic apartment building situated in a progressively developing part of Prague 5, near a metro station and the new modern Smíchov City district.**

The layout of the largest apartment in the building on the entry level (4th floor of the building) consists of a bedroom, a bathroom, and a hall. The staircase leads directly to a large bright living room with an adjoining dining room and kitchen. In the dining room and living room are entrances to the **terrace**, and the corridor has access to 3 additional bedrooms and a bathroom.

The apartment was completed in 2007. The interior has very well-preserved custom-made furniture and a minimally used kitchen with all appliances. Floors are vinyl, windows are wooden with double glazing. The living room is equipped with an **air-conditioning unit**, heating is provided by electric heaters, and water is heated by an electric boiler. The spacious terrace can be shaded with an **awning** and the French windows on the terrace with **electrically controlled blinds**. The purchase price includes a storage room in the mezzanine. The building with an **elevator** is nicely maintained, with preserved original craftsmanship elements in the common areas.

A convenient location just a few steps from the Anděl metro station (Na Knížecí) and from tram stops and a bus terminal. The neighborhood is full of restaurants, cafes, and shops. It is also close to shopping and entertainment centers. A kindergarten and elementary school and a prestigious high school are within a short walking distance, and the **French Lyceum** is also nearby. The area is very pleasant thanks to **Mrázovka Park**, the **Na Skalce Gardens**, or **Santoška Garden**. The **Smíchovská náplavka embankment** is not far away.

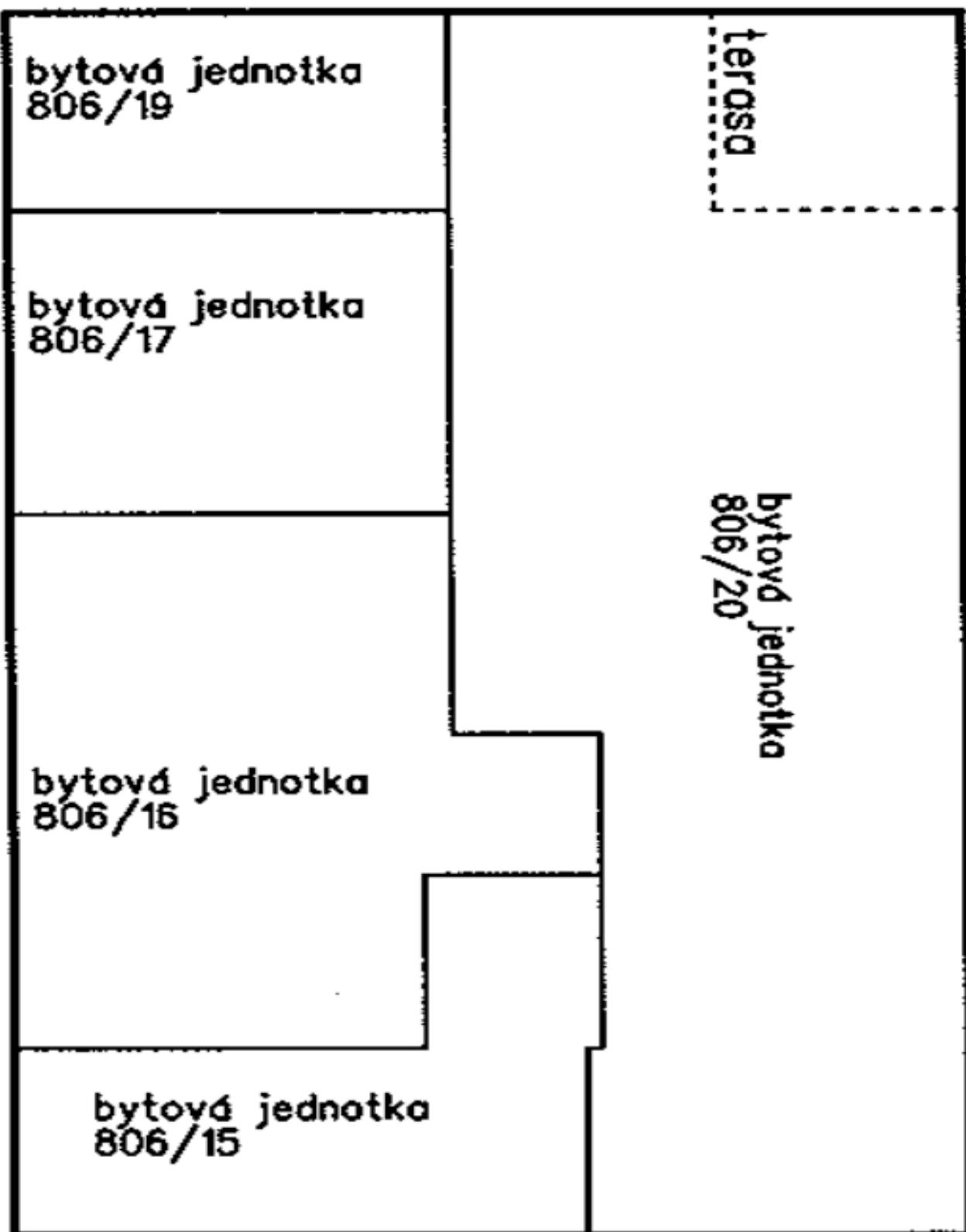
Floor area 117.8 m<sup>2</sup>, terrace 9.3 m<sup>2</sup>, storage room approx. 3 m<sup>2</sup>.



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