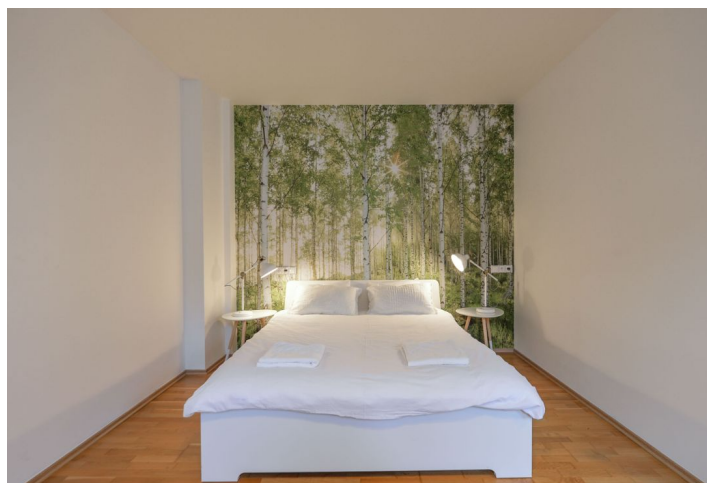




## Apartment Studio (1+kk)

**Sold**

44.6 m², Prague 5, Smíchov, Pavla Švandy ze Semčic





## Apartment Studio (1+kk)

**Sold**44.6 m<sup>2</sup>, Prague 5, Smíchov, Pavla Švandy ze Semčic

Total area	45 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	103963

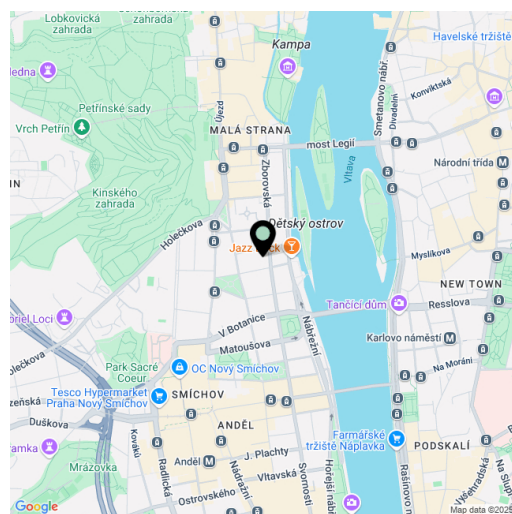
This fully furnished studio apartment, ideal for short-term rentals, is located on the 4th floor of an apartment building with an elevator in a prestigious place in Prague 5, near the picturesque Arbes Square with a park and the Janáček Embankment lined with mature trees, close to the Kinsky Garden, the Smíchov Anděl pedestrian zone, and the city center.

The unit consists of a living room with a fully equipped kitchen with a partially separate sleeping area, a bathroom (with a bathtub, toilet, and bidet), and an entrance hall.

The interior is cozy with **wooden floors**; modern elements include large-format wall and floor tiles. Plenty of daylight is ensured by **Velux skylights**, heating is provided by a gas boiler. The studio is offered with **all the equipment** shown in the photos. The building is well-maintained, and a **modern elevator** stops at each floor.

The **sought-after location** stands out for its a wide range of civic amenities. The Nový Smíchov shopping and entertainment center, a **sports field**, many restaurants, and clubs are located nearby, and popular tourist destinations and sights are within walking distance—the **National Theater, Dancing House, or Žofín Island**. Excellent accessibility is provided by a nearby tram stop and metro station. The landscaped green areas in the **Kinských** and **Petřín gardens** or nearby **islands** make the area even more pleasant.

Floor area 44.6 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.