



Apartment Three-bedroom (4+kk)

€ 1 107 224 | CZK 26 900 000

119 m², Prague 5, Smíchov, Grafická





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Total area	132 m²
Floor area*	119 m²
Balcony	13 m²
Parking	Garage parking space
Garage	Yes
Cellar	6 m²
PENB	B
Reference number	105828

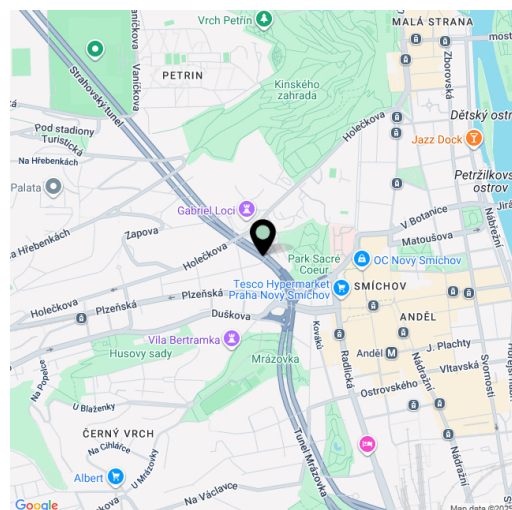
This cozy, bright apartment with 3 bedrooms, a balcony, and a parking space is part of the modern NEUGRAF project, a sensitively reconstructed historic building that was formerly a printing house in the Smíchov district. Its perfect location in the very heart of Prague 5, just a few minutes' walk from the Nový Smíchov shopping center and Anděl metro station (line B), guarantees comfortable city living, in addition to being in the vicinity of the beautiful Sacré Coeur and Kinského Zahrada parks.

The extra-large apartment located on the 1st floor consists of a living room with a kitchen and access to the **balcony**, a bedroom with an **en-suite bathroom**, 2 other bedrooms, a 2nd bathroom, a separate toilet, a spacious hall with a 4-meter **built-in wardrobe**, a utility room, and a vestibule. All rooms are south-facing towards the quiet courtyard. The apartment also includes a **parking space** in the shared garage, and a **cellar**. On the ground floor of the building is a beautiful **24/7 reception**, and residents can use the **Finnish sauna** (for a small fee), a courtyard, or a **green roof terrace** with views of Prague and facilities for barbecuing and get-togethers with friends.

The interior of the apartment is dominated by **wooden floors** and a marble decor interspersed with the living room and kitchen. The German-made kitchen is equipped with brand-name appliances, and both the countertop and the wall in the living room are made of natural **Patagonia** quartzite. Thanks to the **French windows**, the rooms receive plenty of natural light. Wooden windows are double-glazed and have **exterior electric blinds**. The supply of fresh air is provided by a Brink **recuperation unit**, and the building is connected to central gas heating.

This amazing address offers a kindergarten, an elementary school, a pharmacy, a post office, and numerous shops, restaurants, and cafes within walking distance. The location also promises excellent transport accessibility to the city center by car or public transport. The Anděl metro station (line B) and tram stops are located within a few minutes' walk.

Floor area 119 m², balcony 13.1 m², cellar 5.9 m².



* 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.



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