



## Apartment Two-bedroom (3+kk)

Sold

79.5 m<sup>2</sup>, Prague 5, Smíchov, Šiklové



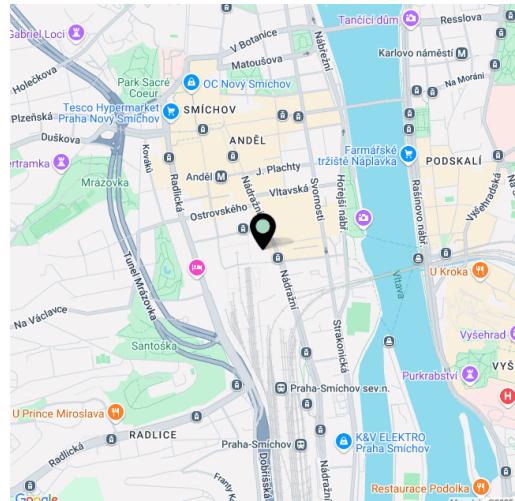


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Total area	90 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	Parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106051



\* 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 above-standard furnished apartment in a modern new building with an elevator, a reception, and a private park in the courtyard is part of the new Smíchov City residential district, in the immediate vicinity of the Ženské domovy building. A garage space and cellar cubicle are included in the price.**

The layout of the beautiful 2nd floor apartment consists of a living room with a kitchen and a south-facing **loggia**, two bedrooms with **built-in wardrobes** and access to a **balcony** overlooking the quiet courtyard, a bathroom with a bathtub, a separate toilet, and an entrance hall. The apartment includes **1 parking space** in the underground garage and a cellar cubicle.

The apartment is sold **fully equipped** with **Bo Concept** furniture, except for the double bed. The high-standard facilities also include three-layer **wooden floors**, **large-format windows**, a **recuperation** for controlled fresh air supply and a **Jablotron security system**. The custom-made, **fully lacquered kitchen unit** (matt black) is furnished with appliances from the **AEG Matt Black** design edition, including a **wine cabinet**. The bathroom and toilet are decorated with large-format tiles, which are also elegantly complemented by the black matt **Hansgrohe** sanitary ware. The interior of the living area is cozied up by decorative **plaster** on the walls and lighting by the **Delta Light** Belgian brand and the **Astro Lighting** British manufacturer. The barrier-free, secured new building from 2023 provides central heating and offers a number of common areas including a **24/7 reception**, a bike shed, a pram room, and a regularly maintained **park in the courtyard**.

**Smíchov City** is a premium city district with complete civic amenities at your fingertips. Restaurants, cafes, shops, a **shopping center**, and a wide range of other services are within walking distance. The location stands out for its excellent transport accessibility - **metro**, tram, and bus stations are in close proximity. In addition, the new **Smíchovské nádraží** train terminal, a square, and a pedestrian zone lined with trees are planned.

Floor area 79.50 m<sup>2</sup>, balcony 6.3 m<sup>2</sup>, loggia 2.9 m<sup>2</sup>.



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