



Apartment Three-bedroom (4+kk)

Sold

129.1 m², Prague 5, Smíchov, Pecháčkova



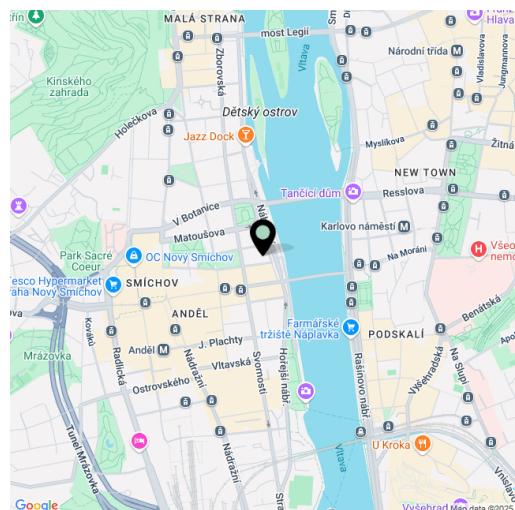


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Total area	131 m ²
Floor area*	129 m ²
Balcony	2 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	D
Reference number	108616



* 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 partially furnished, bright apartment with 3 bedrooms, 2 bathrooms, a garage parking space, and a cellar is located on the 2nd floor of a fully renovated building with an elevator, in an attractive location just a few steps from the Vltava riverbank, Kinský Garden, and the Nový Smíchov shopping center. The comfort of the residents is further enhanced by a well-maintained shared courtyard and a sauna.

The layout of the apartment consists of a spacious living room with a **bay window**, a kitchenette, 3 bedrooms (one with its own bathroom and one with access to a balcony facing a quiet inner courtyard), a second bathroom, and an entrance hall with a guest toilet and utility room. The purchase price also includes a **parking space** in an automated parking system and a cellar.

The historic building underwent a complete renovation in 2015, with an emphasis on preserving the original **architectural elements** and using top-quality materials such as **terrazzo floors**, **Venetian stucco walls**, and designer lighting, all present in the common areas of the building. The high-standard facilities also include security cassette double doors, **casement windows**, and **wooden parquet floors**. Heating is central, with thermostats to regulate thermal comfort in the apartment, and **underfloor heating** is also present in the bathrooms.

The location offers all necessary amenities, with tram lines and the **Anděl** metro station within walking distance. The area is home to many cafes, restaurants, and shops, including a shopping center. Oases of peace and greenery include the nearby **Kinský Garden**, Petřín Garden, and the park on 14. října Square.

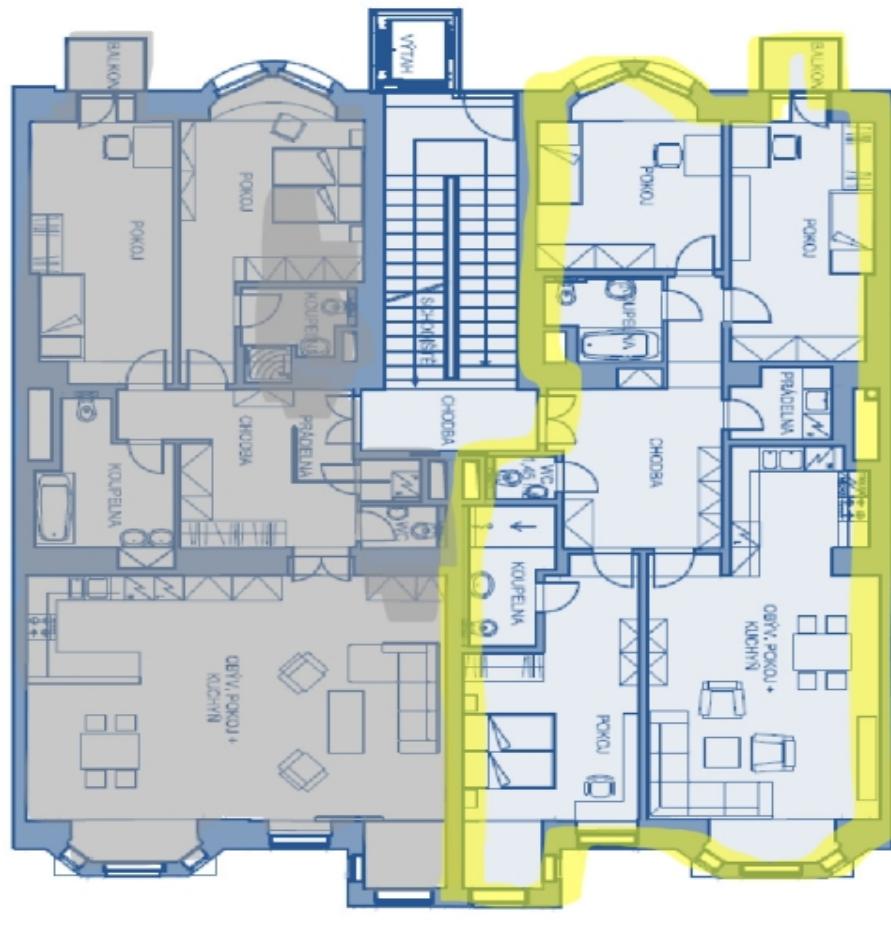
Floor area 129.1 m², balcony 1.80 m², brick cellar 2.16 m².



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APARTMENT 05

3 NP	m ²
CHODBA	16.48
WC	4.38
POKOJ	15.56
POKOJ	16.47
PRÁDELNA	3.38
OBÝV. POKOJ + KUCHYNĚ	39.18
POKOJ	21.89
KUPELNA	5.24
WC	1.45
CELKEM m²	124.00
BALKON	1.80
SKLEP	1.86