



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

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.

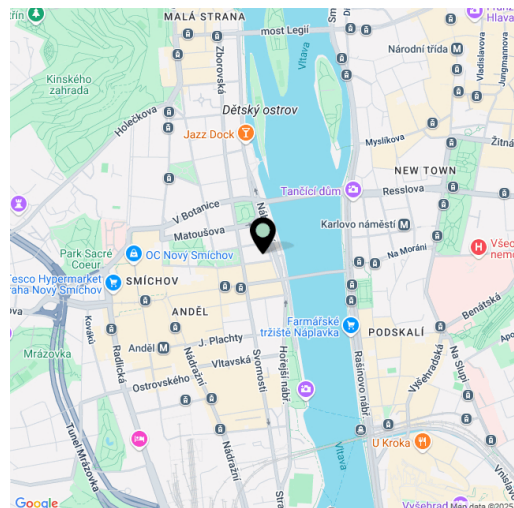
The layout of the apartment consists of a spacious living room with a **bay window**, a kitchenette, 3 bedrooms (one with its own bathroom and one with access to a balcony facing a quiet inner courtyard), a second bathroom, and an entrance hall with a guest toilet and utility room. The purchase price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

* 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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APARTMENT 05	
3 NP	
m ²	
CHODBA	16.48
WC	4.38
POKOJ	15.56
POKOJ	16.47
PRÁDELNA	3.38
OBÝV. POKOJ + KUCHYŇ	39.18
POKOJ	21.89
KOUPELNA	5.24
WC	1.45
CELKEM m²	124.00
BALKON	1.80
SKLEP	1.86