



Apartment Two-bedroom (3+kk)

€ 566 968 | CZK 13 800 000

66 m², Prague 5, Smíchov





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|------------------|--------|
| Total area | 66 m² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 109496 |

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal
area of every room.

This airy apartment with high ceilings, a stylishly furnished and fresh interior, and efficiently used space is located on the 2nd floor of a classic brick residential building, situated near the Smíchov waterfront and the pedestrian zone of Anděl, within easy reach of complete amenities.

The practical layout includes a living room with a kitchen and dining area, a bedroom with a **work corner**, a second room (suitable as a children's room or study) with a **sleeping loft**, a bathroom (featuring a spacious walk-in shower, toilet with a bidet shower, and a sink), and an entrance hall. The bedroom window faces **northeast** toward the **courtyard**, while the living room and second room overlook a one-way street to the **southwest**.

The interior has been completely renovated, and the apartment is offered fully furnished with stylish **designer pieces**, including Slit coffee tables by Danish brand Hay, a Compo Beige sofa by Kavehome, Flamingo pendant lights from the Spanish studio Vibia, C2210 dining chairs by the Slovenian brand Arhitectura, and beds by Karup Design. The **wooden casement** windows feature **acoustic insulation**, and the floors are covered with **renovated herringbone parquet**. The lacquered, **frameless interior doors** are fitted with **magnetic locks**. The kitchen is fully equipped with built-in appliances by Bosch, Elica, and Whirlpool. Heating is provided by an electric boiler, and the rooms feature **designer Korado Radik radiators**. The building is equipped with an elevator stopping at mezzanine levels.

The excellent location in a quiet side street near the **Anděl** pedestrian zone puts everything you need within easy reach. The surrounding area is full of restaurants, cafés, bistros, and shops. Medical services and schools—including the **French Lycée**—are within walking distance. A Sokol sports center is just around the corner, and the popular **Smíchov embankment** is nearby. Convenient transport connections are ensured by the metro (line B) and numerous tram lines. Also nearby is Prague-Smíchov Railway Station and Na Knížecí bus terminal, which offers **international connections** as well.

Floor area 65.7 m².



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