



## Apartment Two-bedroom (3+kk)

77.6 m², Prague 5, Smíchov, Svornosti

€ 534 372 | CZK 12 982 560





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Total area	82 m²
Floor area*	78 m²
Balcony	4 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110255

This air-conditioned three-room apartment with a balcony overlooking a quiet inner courtyard is on the 4th floor of the Svornosti Residence, located in the central part of Smíchov, within walking distance of the Anděl metro station, tram stops, and a wide selection of restaurants, cafés, and shops.

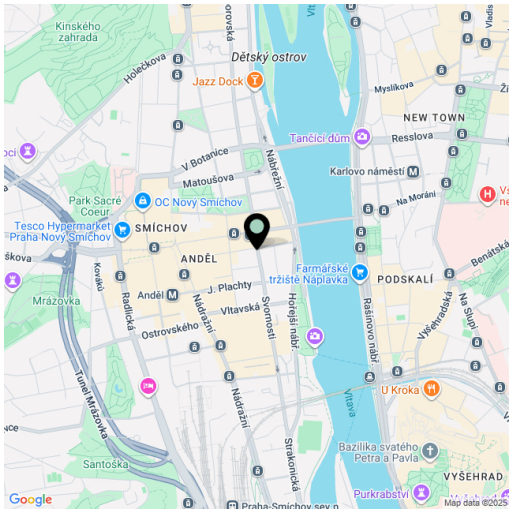
The unit consists of a living room with a kitchenette and access to a west-facing balcony, two bedrooms, a bathroom with a bathtub, a separate toilet, a walk-in closet, and an entrance hall.

The windows and floors are wooden, and the kitchen is custom-designed and equipped with built-in appliances. Heating is provided by a central boiler, and for added comfort, air-conditioning has been installed. The common areas of the building feature refurbished original architectural and craftsmanship details. Each floor is connected not only by an exceptional historic staircase but also by a modern elevator.

Thanks to its proximity to the city center, metro station, and full civic amenities, Smíchov is one of Prague's most sought-after neighborhoods. The area combines the historic charm of Art Nouveau buildings and theaters with modern shopping centers and office spaces, alongside a diverse selection of bistros, cafés, and bars. Near the five-star Nový Smíchov shopping center, you'll find two multiplex cinemas and a wide range of restaurants, including the unique Manifesto Market gastronomic and social space.

Floor area 77.6 m², balcony 3.9 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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No.	Name	Area / sqm
01	Living room + Kitchen	26,3
02	Bedroom	12,0
03	Bedroom	11,8
04	Bathroom	5,2
05	WC	1,5
06	Hallway	14,5
07	Cloakroom	1,4
Usable floor size		72,7
Total floor size		77,6
08	Balcony	3,9
Cellar		NO
Parking spot		NO

Apartment R-21

2 bedrooms

77,6 sqm

5<sup>th</sup> floor



5<sup>th</sup> floor