



Apartment Two-bedroom (3+kk)

€ 534 372 | CZK 12 982 560

77.6 m², Prague 5, Smíchov, Svornosti



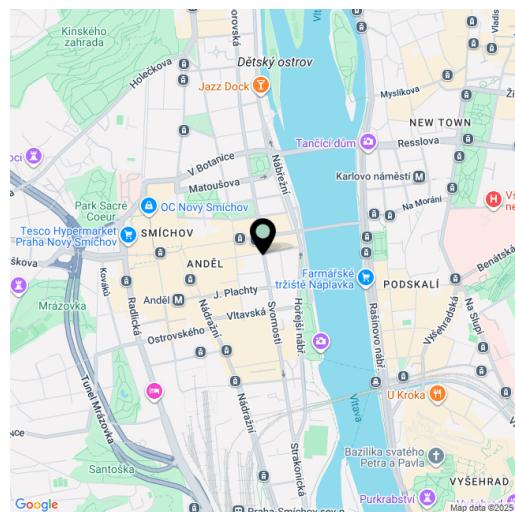


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| | |
|------------------|-------------------|
| Total area | 82 m ² |
| Floor area* | 78 m ² |
| Balcony | 4 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | D |
| Reference number | 110255 |



* 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 air-conditioned three-room apartment with a balcony overlooking a quiet inner courtyard is on the 4th floor of the Svorností 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.



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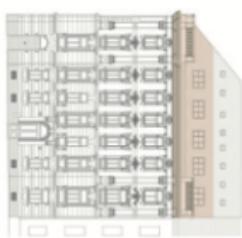
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Apartment R-21

2 bedrooms

77,6 sqm

5th floor



5th floor



| 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 | NO |
| Parking spot | NO | NO |