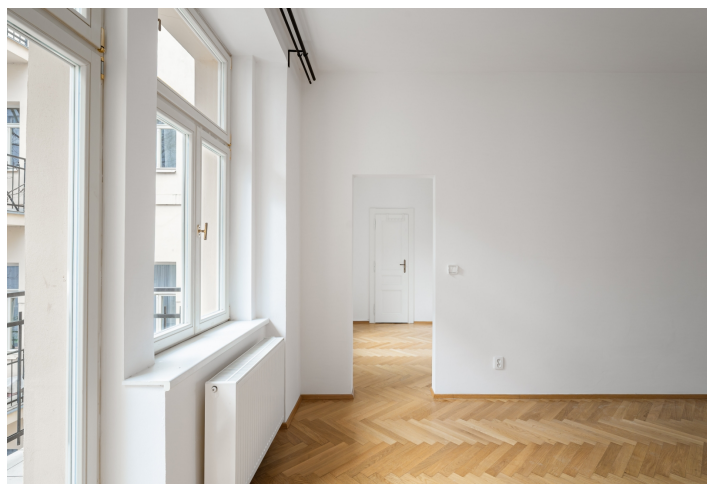




Apartment Two-bedroom (3+kk)

€ 665 258 | CZK 16 192 373

100 m², Prague 5, Smíchov, Kotevní





Apartment Two-bedroom (3+kk)

€ 665 258 | CZK 16 192 373

100 m², Prague 5, Smíchov, Kotevní

Total area	104 m²
Floor area*	100 m²
Balcony	4 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110449

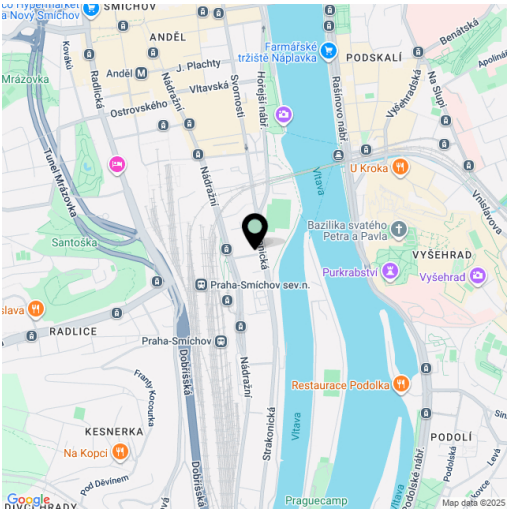
This apartment with high ceilings is part of a residential building located on a side street in an attractive and easily accessible area by the Vltava River in Prague 5 – Smíchov, close to Císařská Louka Island with its many sports and leisure opportunities.

The layout of the apartment on the 3rd floor consists of a living room with kitchenette and a **balcony**, 2 bedrooms, a bathroom (bathtub and WC), a separate toilet, a storeroom, and an entrance hall.

The apartment has been refurbished and features **parquet floors**, **casement windows**, and a fully fitted custom-made kitchen. The elegant building from the 1920s boasts elegant common areas and a **modern elevator**.

The residence is located on a quiet one-way side street, just steps away from a tram stop, metro station, and railway station. Thanks to the nearby **ferry**, residents can easily reach the popular Náplavka **farmers' markets** as well as **sports facilities** on Císařská Louka Island. An **indoor golf center** operates in the immediate vicinity, and the **MeetFactory gallery** is also nearby.

Floor area 100 m², balcony 3.5 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.



Apartment Two-bedroom (3+kk)

€ 665 258 | CZK 16 192 373

100 m², Prague 5, Smíchov, Kotevní

No.	Name	Area / sqm
01	Living room	25,1
02	Kitchen	9,0
03	Bedroom	20,5
04	Bedroom	20,7
05	Bathroom + WC	5,4
06	WC	0,9
07	Hallway	10,8
08	Storage room	1,5
Usable floor size		93,9
Total floor size		100,3
09	Balcony	3,5
Cellar		NO
Parking spot		NO



4th floor

