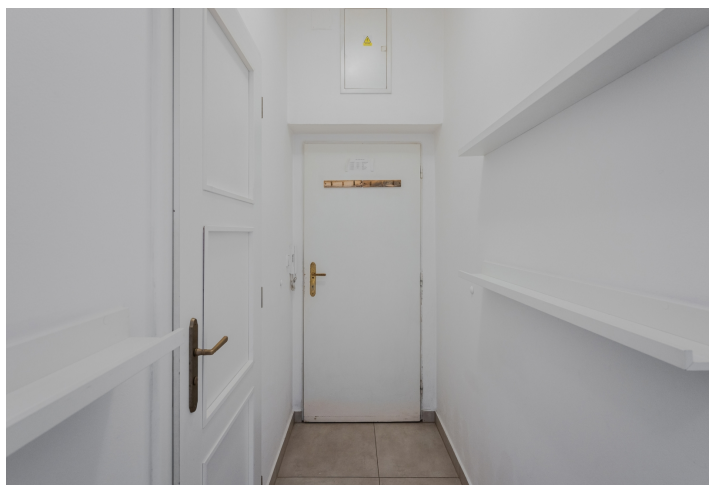




Apartment Two-bedroom (3+kk)

€ 511 552 | CZK 12 451 186

77.2 m², Prague 5, Smíchov, Kotevní





Apartment Two-bedroom (3+kk)

€ 511 552 | CZK 12 451 186

77.2 m², Prague 5, Smíchov, Kotevní

Total area	84 m²
Floor area*	77 m²
Balcony	7 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110452

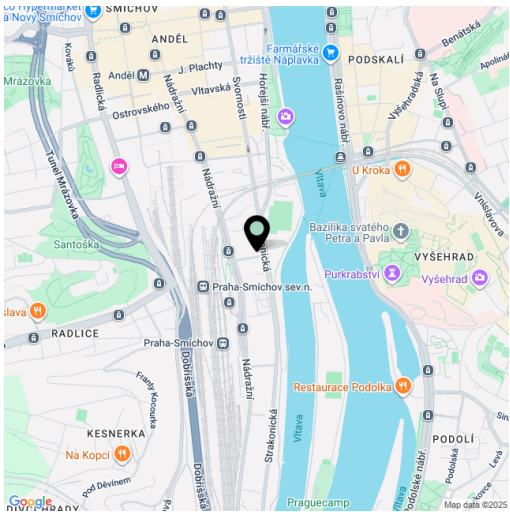
This apartment with high ceilings is part of a residential building located on a side street in an attractive and easily accessible area by the Vltava River in Prague 5 – Smíchov, close to Císařská Louka Island with its many sports and leisure opportunities.

The layout of the apartment on the 4th floor consists of a living kitchen with a **balcony**, 2 bedrooms (with access to the 2nd **balcony**), a bathroom with bathtub, a separate toilet, 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 77.2 m², balconies 3.5 + 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.



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No.	Name	Area / sqm
01	Living room + Kitchen	25,2
02	Bedroom	19,9
03	Bedroom	12,2
04	Bathroom	4,2
05	WC	1,6
06	Hallway	11,2
Usable floor size		74,3
Total floor size		77,2
07	Balcony	3,5
08	Balcony	3,5
Cellar		NO
Parking spot		NO

Apartment M-16

2 bedrooms

77,2 sqm

5th floor



5th floor