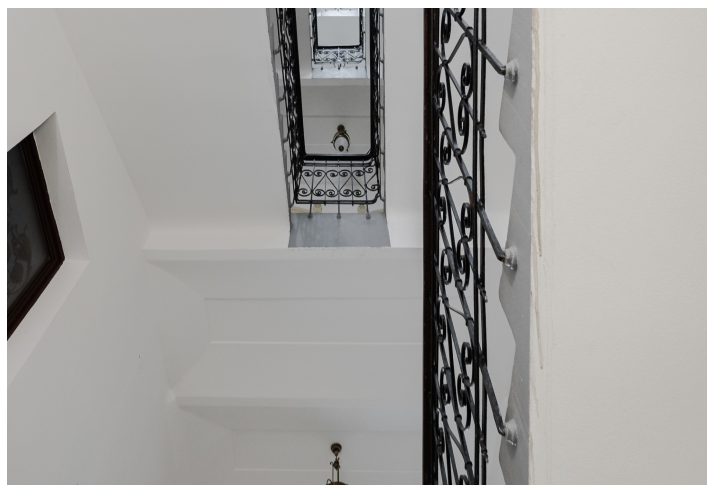
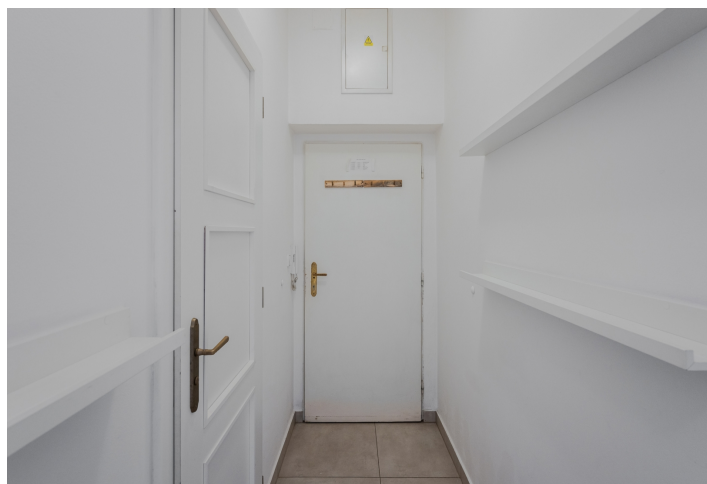




Apartment Two-bedroom (3+kk)

€ 637 074 | CZK 15 500 000

91.8 m², Prague 5, Smíchov, Kotevní





Apartment Two-bedroom (3+kk)

€ 637 074 | CZK 15 500 000

91.8 m², Prague 5, Smíchov, Kotevní

Total area	107 m²
Floor area*	92 m²
Terrace	16 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110488

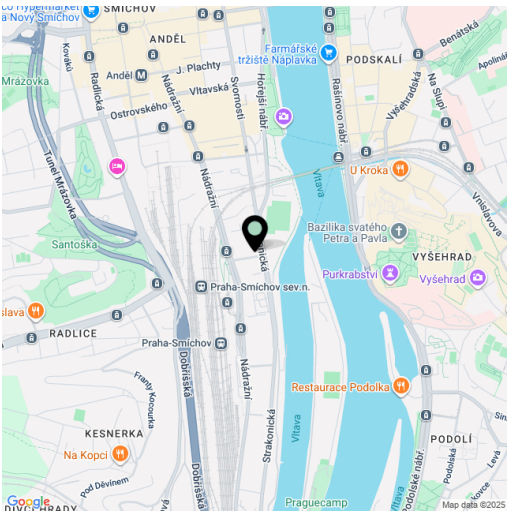
This apartment with high ceilings and a terrace is part of a residential building located on a side street in an attractive and easily accessible area by the Vltava River in Prague 5 – Smíchov, close to Císařská Louka Island with its many sports and leisure opportunities.

The layout of the apartment on the 6th floor consists of a living room with a kitchenette and a terrace, 2 bedrooms, a bathroom with a 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 91.80 m², terrace 15.6 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)

€ 637 074 | CZK 15 500 000

91.8 m², Prague 5, Smíchov, Kotevní

No.	Name	Area / sqm
01	Living room + Kitchen	29,5
02	Bedroom	16,0
03	Bedroom	18,1
04	Bathroom	5,9
05	WC	1,4
06	Hallway	10,3
07	Stairs from the 6 th floor	5,3
Usable floor size		86,7
Total floor size		91,8
08	Terrace	15,6
Cellar		NO
Parking spot		NO

