



Apartment Two-bedroom (3+kk)

€ 484 998 | CZK 11 800 000

64.1 m², Prague 5, Smíchov, Kotevní





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Total area	64 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	110489

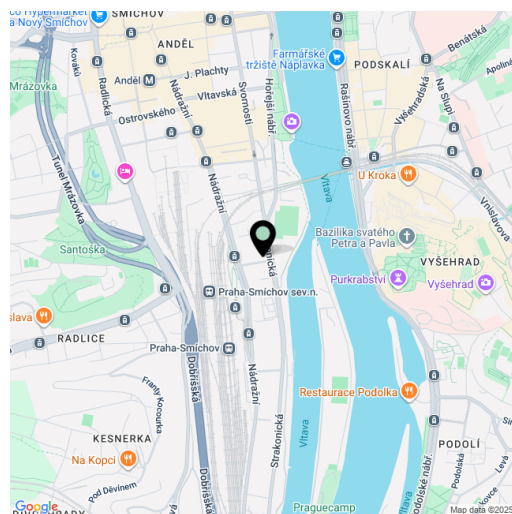
This apartment with high ceilings is part of a residential building located on a side street in an attractive and easily accessible area by the Vltava River in Prague 5 – Smíchov, close to Císařská Louka Island with its many sports and leisure opportunities.

The layout of the apartment on the 5th floor consists of a living room/kitchen, 2 bedrooms, a bathroom (bathtub), a separate toilet, and an entrance hall.

The apartment has been refurbished and features **laminated 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 64.10 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	17,9
02	Bedroom	21,9
03	Bedroom	11,4
04	Bathroom	4,6
05	WC	1,1
06	Hallway	3,8
Usable floor size		60,7
Total floor size		64,1
Cellar		NO
Parking spot		NO

Apartment M-22

2 bedrooms

64,1 sqm

6th floor



6th floor

